Woodcroft Barn, The Hills, Bradwell, Derbyshire, S33 9HZ

Saxton Mee

The Hills

Offers Around

£200,000

Situated in an idyllic setting, on the edge of Bradwell with stunning south easterly views over open fields and up onto Bradwell Edge. A charming sympathetically and tastefully converted one bedroom limestone detached barn conversion originally dating back to the mid 1800s.

Converted in recent years to a very high standard, the property has a local 10 year Occupancy Clause and you have to have lived for 10 years within the Parish or adjoining Parishes.

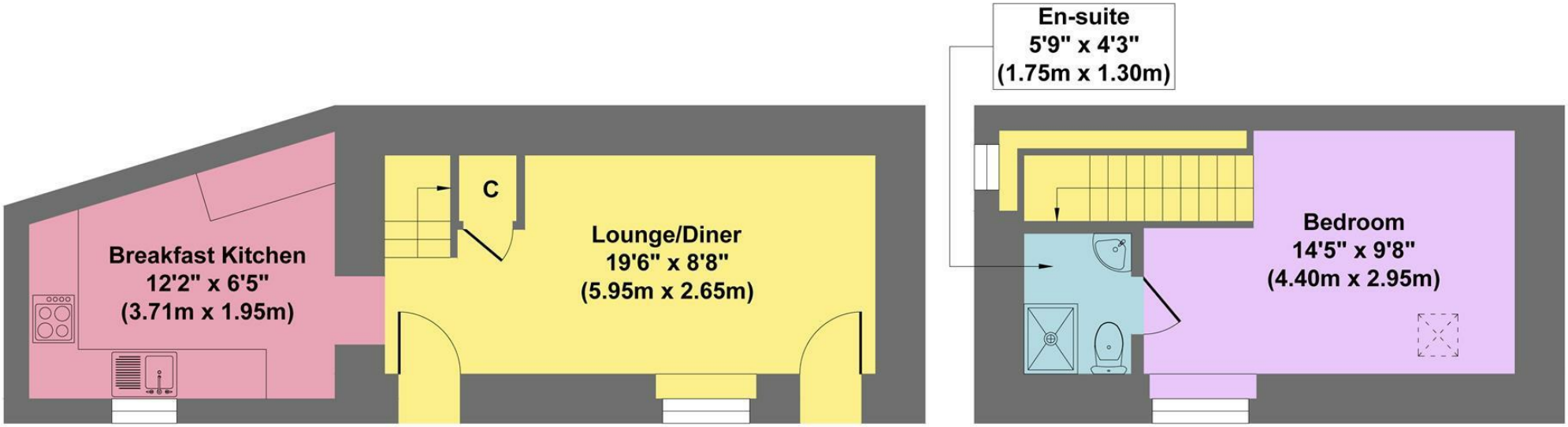
Entrance lobby with limestone flooring, sitting room with exposed beam and Farrow and Ball decoration and lovely views, small dining area. Well fitted kitchen with breakfast bar area range of built-in appliances. First Floor: lovely character master bedroom with exposed oak king post roof trusses with feature vaulted ceiling and conservation Velux roof lights with lovely views over open fields and up onto Bradwell Edge. Luxury en suite shower room. Outside: to the side, terrace courtyard garden area, south easterly facing, and ideal for entertaining and barbecues. Designated parking spaces.

Within walking distance of the great amenities of Bradwell Village including excellent shops, public transport and other amenities.

- Charming Limestone Built Detached Barn Conversion
- Very Pretty and Attractive and in a Picturesque Location
- Beautifully Converted, Sympathetically Undertaken
- Retaining Some Lovely Features
- Local Need 10 Year Occupancy Clause
- Open Plan Living/Dining Area and Well Fitted Kitchen
- Feature Galleried Master Bedroom with Exposed King Post Roof Trusses
- Stunning Views over Adjoining Fields and onto Bradwell Edge
- EPC Rating C
- Viewing: Hathersage Office

YOUR SIDE
MY SIDE

Woodcroft Barn



Ground Floor
Approximate Floor Area
Area 294 sq.ft
(27.28 sq.m.)

First Floor
Approximate Floor Area
Area 192 sq.ft
(17.84 sq.m.)

Approx. Gross Internal Floor Area 486 sq.ft / 45.12 sq.m

Illustration for identification puposes only ,measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

Saxton Mee