



Derwent House Main Road, Grindleford, Hope Valley, S32 2JN

Saxton Mee

# Derwent House Main Road Grindleford

Offers Around

## £650,000

Occupying an enviable position in the heart of the picturesque village of Grindleford and enjoying attractive views across the surrounding countryside, this substantial and highly flexible property is arranged over three floors and offers spacious accommodation ideally suited to dual family living, multi-generational occupation, income potential or a combined home and business opportunity with its own gallery/shop premises.

The accommodation is entered via an entrance lobby leading into a generous sitting room featuring a bay window. An inner hallway provides access to the gallery/shop, which benefits from its own bay window and separate front entrance door, together with an office to the rear, creating an excellent space for a business, studio or additional living accommodation. Also on this level are a double bedroom and a bathroom with a separate shower enclosure.

The lower ground floor offers a well-designed fitted kitchen with a range of units and integrated appliances, together with a door opening onto the rear garden. Adjoining the kitchen is a useful utility room and WC, while a dining room and adjoining store room provide further versatile living and storage space.

To the first floor is a further fitted kitchen, a comfortable living room, two double bedrooms with fitted wardrobes and a bathroom, creating the potential for independent accommodation if required.

Outside, the property benefits from an attractive and easily managed courtyard enclosed by wrought iron railings. To the rear, a driveway provides off-road parking for several vehicles and leads to an elevated seating terrace and planted beds, offering an ideal place to relax and enjoy the outlook and the beautiful setting of this sought-after Peak District village.



- Simply Stunning Views
- Centrally Positioned In A Sought After Peak District Village
- Flexible Living Accommodation With Potential For Dual Living
- Shop/Gallery Offering Business Potential
- Off Road Parking To The Rear
- Within Highly Regarded School Catchment
- Direct Access To A Wealth Of Outdoor Pursuits
- Close To Good Local Amenities
- EPC: C
- Viewings: Hathersage Office





# Derwent House



**Approx. Gross Internal Floor Area 2498 sq.ft / 231.03 sq.m**

Illustration for identification purposes 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](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
 T: 01433 650009  
 E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
 T: 01629 815307  
 E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
 T: 01629 828250  
 E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

