



15 Hope Road, Edale, Hope Valley, S33 7ZF



# 15 Hope Road Edale

Asking Price

## £345,000

Located in the highly desirable village of Edale, this late 18th century stone-built cottage presents a rare opportunity to own a piece of Peak District history. Originally a mill worker's residence, the property radiates period charm while boasting unrivalled, sweeping vistas of the Edale Valley, Kinder Scout, and Mam Tor from both the front and rear. As one of the most desirable locations in the national park, Edale is renowned for its dramatic scenery and outstanding walking and cycling trails, making this an exceptional rural setting for nature lovers.

While the home requires general modernisation, it offers a fantastic blank canvas for buyers to craft a bespoke countryside retreat. The ground floor opens through an entrance porch into a fitted kitchen, which is complemented by a generous walk-in pantry and storage area. Beyond this sits a cosy living room centered around a classic wood-burning stove, featuring built-in storage and picture-perfect views of Mam Tor. Moving up the staircase to the first floor, you will find a spacious master double bedroom alongside a further potential bedroom, which provides access through to the bathroom. A further staircase ascends to the top floor, revealing a surprisingly large and airy double bedroom tucked into the attic space.

The exterior spaces are equally compelling, starting with a functional yard area that includes a handy outbuilding for extra storage. To the rear, a beautiful garden serves as a tranquil haven, overlooking the nearby river and offering uninterrupted views of the striking Mam Tor landscape. Parking is hassle-free with one designated off-road space, as well as access to an additional shared residents' parking area. Available with no upward chain, this characterful property is ready for a seamless transition to its new owners.

- Two / Potential Three Bedrooms
- Stunning Peak District views
- Requires general modernisation
- Dedicated off-road parking
- Idyllic Village Setting
- Direct Access To A Wealth Of Outdoor Pursuits
- Within Highly Regarded School Catchment
- No upward chain
- EPC : F







Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
1054 ft<sup>2</sup>  
97.9 m<sup>2</sup>

**Reduced headroom**  
31 ft<sup>2</sup>  
2.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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