



Larchfield, Mytham Bridge

Hope Valley, S33 0EA

A substantial two/three bedroom detached dormer bungalow, beautifully positioned at Mytham Bridge in the village of Bamford. Standing within generous gardens and benefitting from driveway parking, carport and garage, the property occupies a quiet position away from the main road while remaining within easy reach of Bamford train station and the excellent amenities of the Hope Valley. Offering versatile accommodation arranged over two floors, this attractive home is offered to the market with no onward chain.

The front door opens into an entrance hall with an L-shaped hallway providing access to the ground floor accommodation and stairs rising to the first floor. The principal reception room enjoys a rear-facing aspect with two sets of sliding doors and lovely views across the garden towards Shatton Moor. The focal point of the room is a fireplace with gas living flame and there is access to a conservatory which opens directly onto the garden.

The adjoining kitchen is fitted with a range of panelled units with worktops over, incorporating a stainless steel sink and drainer, four-burner gas hob, double oven, and space for an undercounter dishwasher and freestanding fridge freezer. The room provides space for a breakfast table and chairs, while a rear-facing window overlooks the south-facing garden. Accessed from



- Substantial two/three bedroom dormer bungalow in a quiet cul-de-sac
- Spacious sitting room with living flame fire and adjoining conservatory
- Versatile ground floor bedroom/home office
- Offered to the market with no onward chain
- Generous plot with large front and south-facing rear gardens
- Kitchen with breakfast space and adjoining utility room
- Principal bedroom with en-suite bathroom and fitted wardrobes
- Driveway parking with covered carport and detached garage
- Formal dining room with bay window
- Lovely views towards Shatton Moor



the kitchen is a useful utility room with additional storage units, worktop space, and plumbing for a washing machine and dryer. The utility room also provides access to the driveway and a cloakroom/WC.

The formal dining room enjoys a dual aspect with a bay window overlooking the front garden, creating a bright and welcoming space for entertaining. Bedroom three is also located on the ground floor, with fitted storage and a front-facing aspect, offering flexibility as a guest bedroom or home office. Bedroom two is a spacious dual-aspect double bedroom with fitted wardrobe space and a front-facing bay window.

From the entrance hall, stairs rise to the first-floor landing with access to useful eaves storage. The large principal bedroom benefits from extensive fitted wardrobes and a rear-facing dormer window enjoying lovely views across the garden towards Shatton Moor. The adjoining en-suite bathroom features a matching suite comprising low flush WC, pedestal wash basin, bidet, and walk-in shower enclosure.

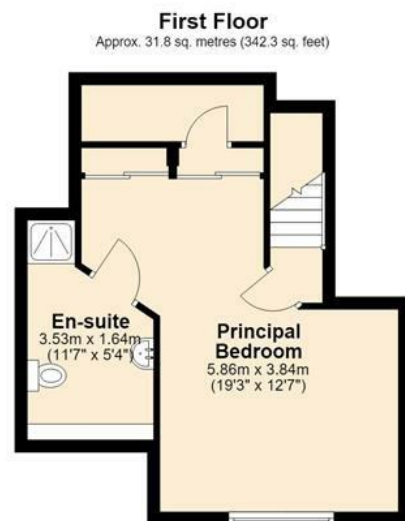
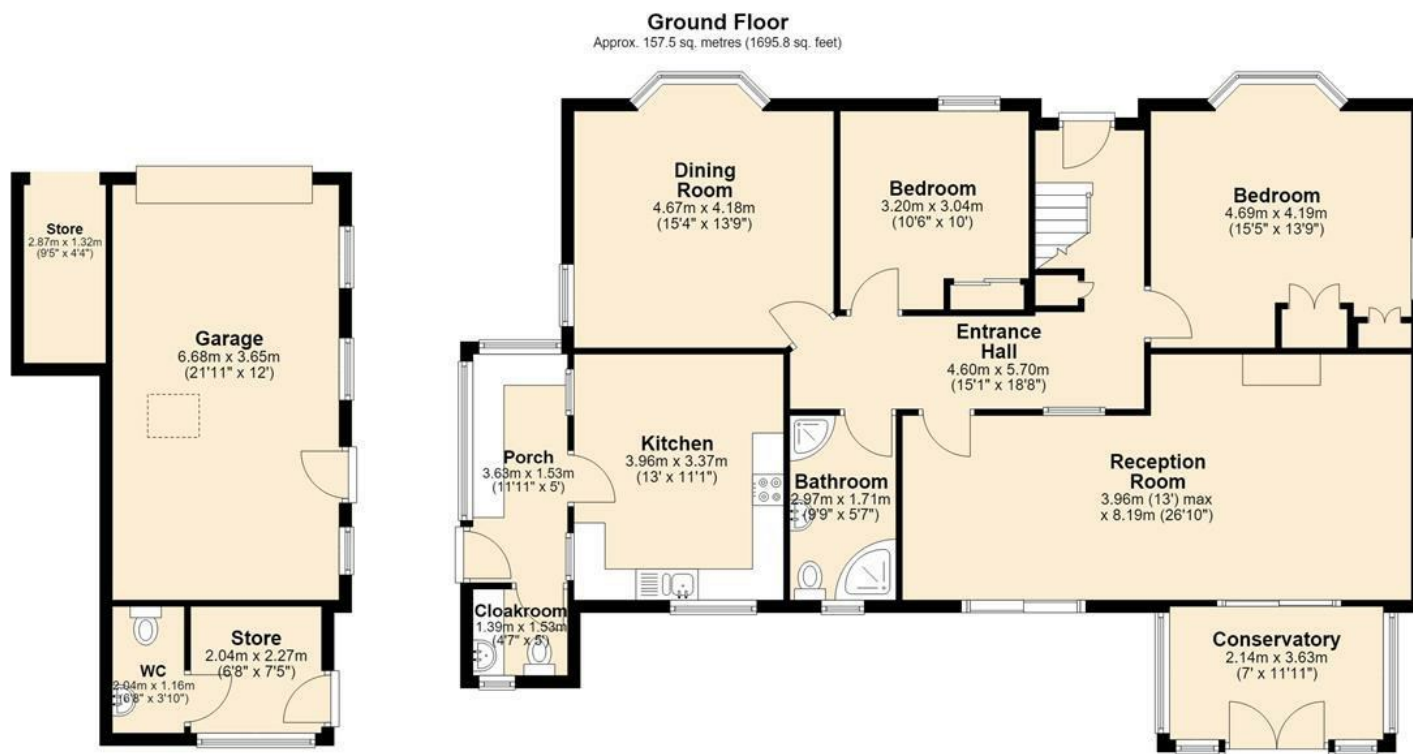
Outside, to the front of the property a tarmac driveway provides access to the front and side of the property, leading to a covered carport and detached garage. The front garden is mainly laid to lawn and enjoys screening from mature trees, with a covered veranda creating an attractive seating area. To the rear is a large south-facing garden featuring a patio terrace, pond, deep floral borders and impressive views towards Shatton Moor.

The garage benefits from an electric roller door, side access door and workshop area, while to the rear of the garage there is a garden store and greenhouse.



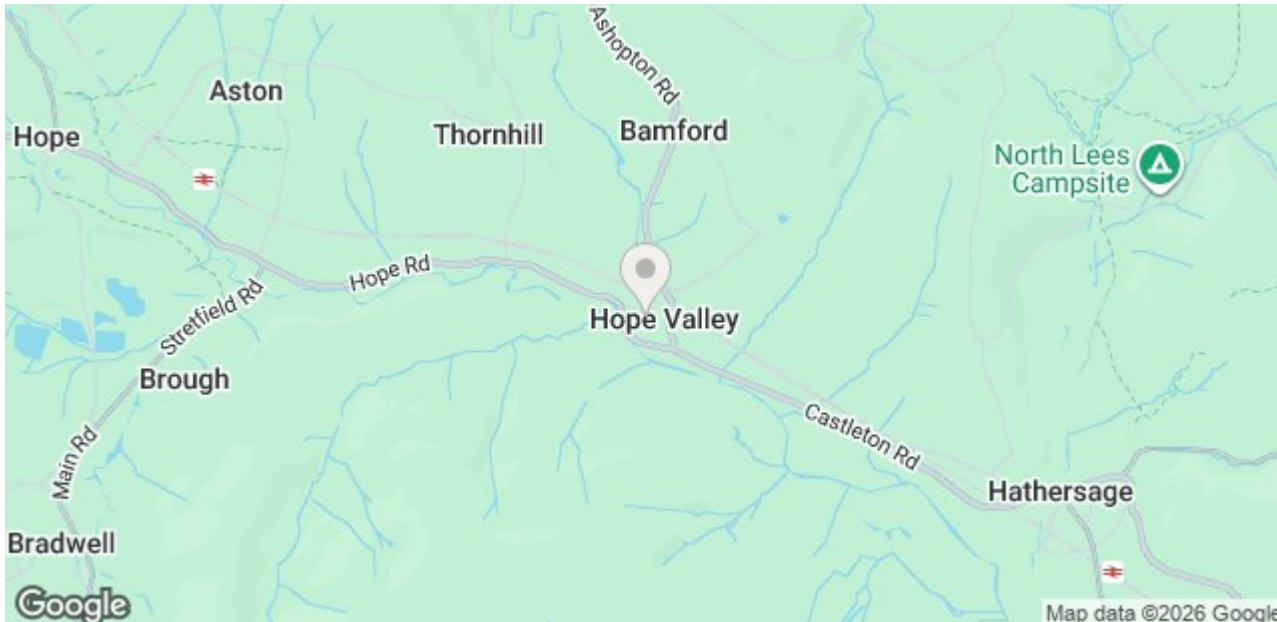






Total area: approx. 189.3 sq. metres (2038.1 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.