



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.

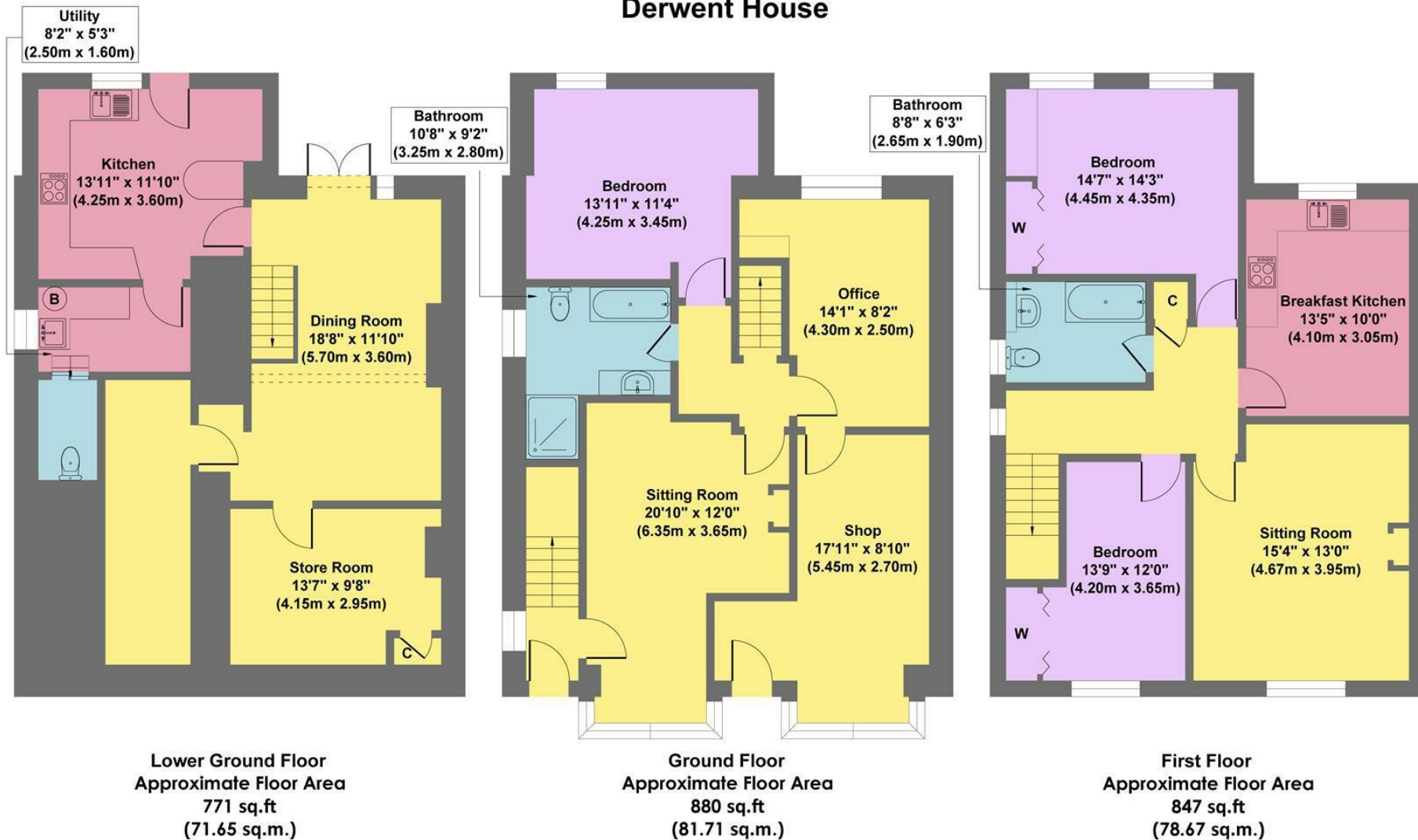


- Simply Stunning Views
- Centrally Positioned In A Sought After Peak District Village
- Flexible Living Accommodation With Potential For Dual Living
- Shop/Gallery Offering Business Potential
- Off Road Parking To The Rear
- Within Highly Regarded School Catchment
- Direct Access To A Wealth Of Outdoor 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

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