EADON LOCKWOOD & RIDDLE
ESTD 1840



Knoll House, Joan Lane, Hope Valley, S33 0AW

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This impressive home offers extensive accommodation arranged over two floors, retaining many original period features, yet providing the opportunity to modernise and personalise to taste. The ground floor comprises a welcoming reception hall leading to a formal dining room, cosy snug, and magnificent sitting room. The kitchen, complemented by a utility room, is well-proportioned and practical, while a rear UPVC glazed hall provides a garden view and links to the double carport. Additional ground floor accommodation includes a cloakroom WC, a storeroom, a boiler room, and a cellar.

On the first floor, a half-landing provides access to a versatile office and an impressive games room complete with bar, ideal for entertaining. The view from the games rooms overlooks the garden and adjoining countryside. A further



- Substantial six bedroomed Victorian family home in the village of Bamford
- Three reception rooms including formal dining room and stunning sitting room
- Home office and impressive games room with bar
- Various outbuildings and further garage/stable on the Clough
- Stunning south facing grounds and gardens extending to 2.47 acres
- Kitchen with adjoining utility room
- Private driveway leading to a double carport and further garage
- Reception hall, with cloakroom WC
- Spacious glazed rear hallway with garden aspect
- Two family bathroom, one shower room



landing leads to six well-sized bedrooms, two family bathrooms, and a shower room, offering flexible accommodation for family life.

Outside, the grounds extend to approximately 2.47 acres, incorporating a paddock and a variety of outbuildings, including a double carport, a single garage, and a separate garage accessed from the Clough. The south-facing gardens and expansive grounds provide a private and peaceful setting, making this a rare opportunity to acquire a significant Victorian family home in a highly desirable village location.

Anti-Money Laundering (AML) Checks - As part of making an offer, we are required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.













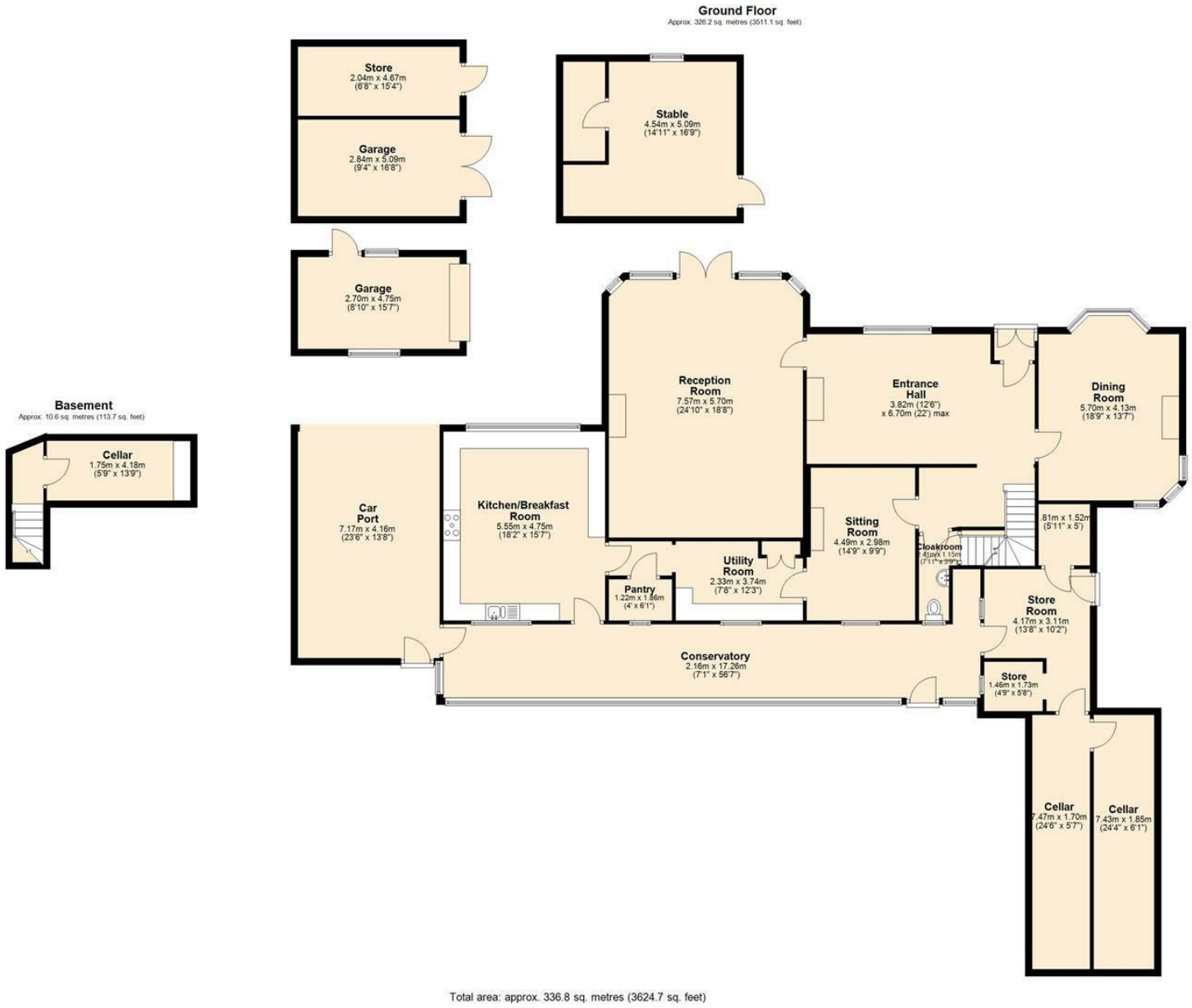







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Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy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











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