



Bank Top, Church Bank, Hathersage

Hope Valley, S32 1AJ

The front door opens to the kitchen with open plan living space and dining kitchen with engineered oak flooring, dual aspect providing superb natural light and space for family dining table and chairs. An opening leads to the kitchen which features high ceilings, exposed trusses and a range of panelled units surmounted by granite work tops incorporating peninsular unit and Butler sink. At the heart of the kitchen is a five burner range cooker with extractor hood over, appliances include Fisher & Paykel dishwasher, fitted Neff microwave and space for American style fridge freezer. A panelled door opens to the utility room which features further unit storage, work top space and stainless steel sink and drainer. There is space and plumbing for a washing machine, tumble dryer and cloaks hanging space. This room houses the combi boiler and there is a pleasant aspect across the walled rear garden.

At the heart of the property is a spectacular open plan living space with vaulted ceiling and contemporary style multi fuel stove. Floor to ceiling sliding doors provide a spectacular aspect across the garden with views across The Dale and surrounding countryside. An inner hallway provides access to further accommodation and a composite door opens leads to the rear garden.

The master bedroom enjoys wonderful views with bi-fold doors opening to a patio area. The adjoining



- Three bedroomed detached bungalow in the heart of Hathersage
- Gated off road parking for two/three vehicles
- Sitting room with contemporary multi fuel stove
- Tenure: Freehold. Council tax band E
- Exceptional location on Church Bank
- Landscaped gardens
- Master bedroom with en-suite shower room
- Stunning views taking in The Dale, Hope Valley and Hathersage church
- Open plan dining kitchen
- Internal viewing essential



en-suite shower room comprises low flush WC, counter top wash basin, walk in shower enclosure with chrome attachment and heated towel rail. Bedroom two is a front facing double bedroom with lovely view across The Dale. Bedroom three is a further double bedroom with rear garden aspect and view towards Hathersage church. The luxury family bathroom completes the accommodation and comprises low flush WC, bath with chrome shower over, oversized counter top wash basin and heated towel rail.

Outside, the property is approached by a cobbled driveway leading to gated parking for two/three vehicles. The landscaped south facing front overlooks The Dale with level lawn, deep floral borders and patio terrace running the length of the building. The patio has a timber trellis and a summerhouse which is included in the sale. To the rear of the property is a delightful landscaped walled garden with level lawn, deep floral borders and patio terrace. From the garden there are exceptional views towards the church and local countryside. A timber shed is also included in the sale.

Note: The current owner completed a comprehensive scheme of renovation in 2017, including re-wiring, re-plumbing, new heating system and double glazing.

Anti-Money Laundering (AML) Checks - As part of making an offer, we're 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.

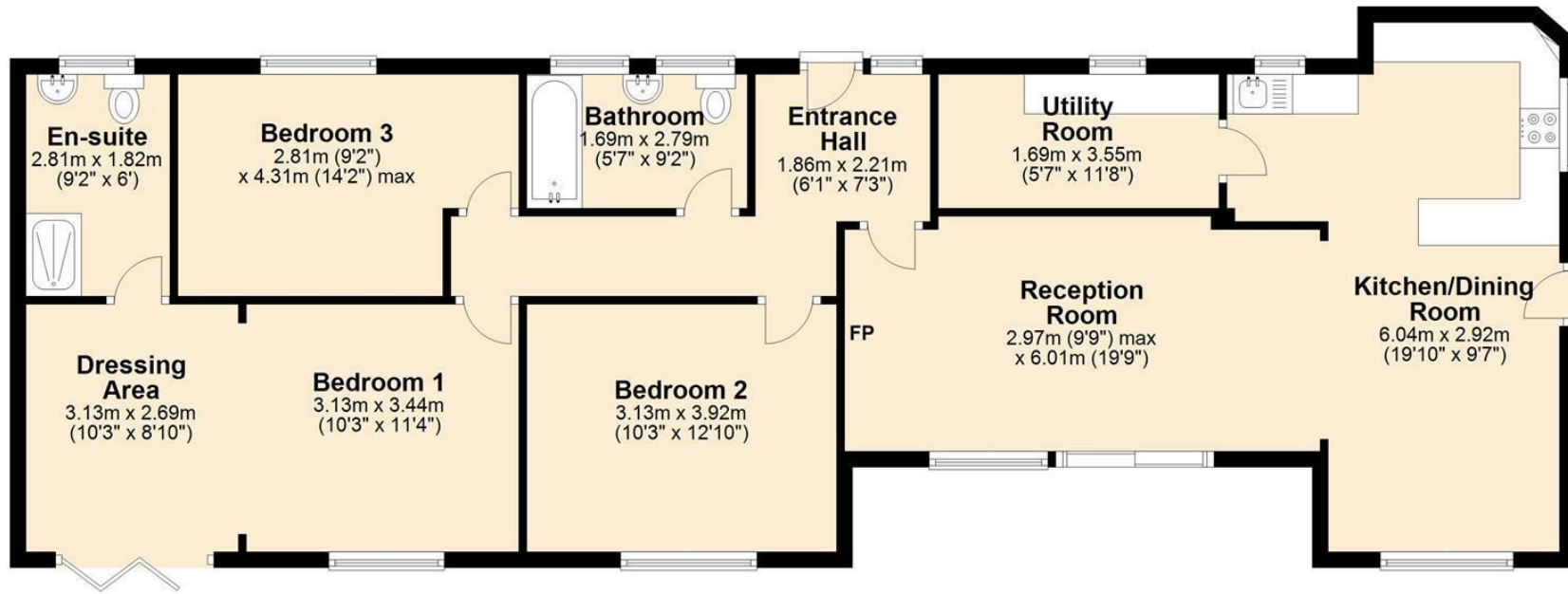






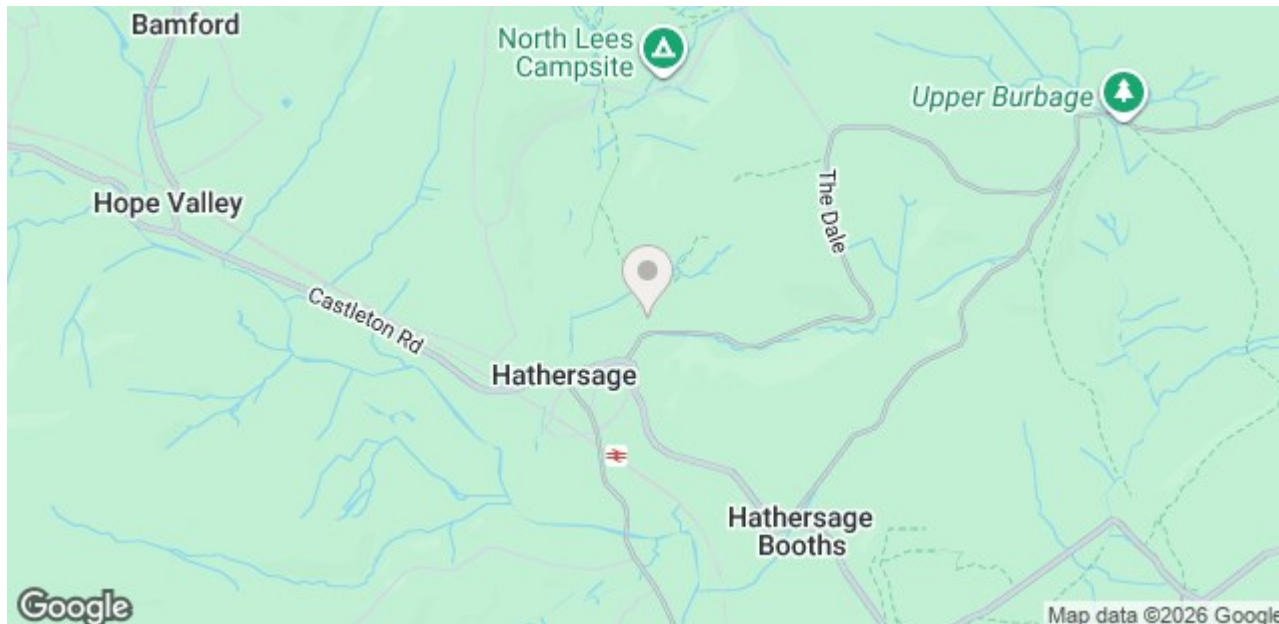
Ground Floor

Approx. 110.6 sq. metres (1190.6 sq. feet)



Total area: approx. 110.6 sq. metres (1190.6 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.



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