



The Rectory, Main Road, Bamford

Hope Valley, S33 0AY

Occupying a spectacular south-facing position in the heart of the sought-after village of Bamford, this exceptional Grade II Listed Victorian Rectory stands within beautifully maintained gardens and grounds, benefiting from extensive parking and a substantial detached former coach house.

Designed by the renowned Gothic Revival architect William Butterfield and dating from 1862, the property has been sympathetically restored and comprehensively modernised by the current owners, creating a remarkable family home that seamlessly combines its rich Victorian heritage with high-quality contemporary living.

Accommodation

An entrance porch with stone mullion windows opens into an impressive reception hall featuring underfloor heating and a magnificent cantilever staircase rising to the first floor.

Leading from the entrance hall is a dual-aspect study with fitted cabinetry and an attractive fireplace, providing an ideal space for home working. The elegant sitting room enjoys delightful views across the gardens and features a Clearview wood-burning stove set within a character fireplace, whilst floor-to-ceiling glazed doors open directly onto the garden.

At the heart of the home is a superb dining room, complete with beautifully restored original shutters, French doors opening onto the garden and a Clearview wood burning stove. This outstanding space is equally suitable as a second sitting room and enjoys a wonderful outlook across the garden and adjoining countryside.

An inner hall with herringbone-style flooring and a cloakroom WC leads through to the breakfast room, which enjoys a rear-facing aspect, feature fireplace and access to a useful two-room cellar. The magnificent bespoke kitchen is fitted with an extensive range of cabinetry complemented by oak and



- Exceptional Grade II Listed Victorian Rectory dating from 1862
- Five generous double bedrooms and two luxurious bath/shower rooms
- Useful two roomed cellar
- Internal viewing essential

- Beautiful south-facing position in the heart of Bamford
- Two elegant reception room, a breakfast room and study
- Extensive driveway parking and substantial detached coach house

- Gardens and grounds extending to just under three-quarters of an acre
- Bespoke kitchen with Aga, walk-in pantry and large utility room
- Stunning views across the Hope Valley towards Shatton Moor



black marble work surfaces. Features include a gas-fired Aga, integrated appliances and a central island incorporating a butler sink. A generous utility room provides further storage, a double butler sink and space for laundry appliances and an American-style fridge freezer. Beyond lies a second cloakroom and impressive walk-in pantry with oak shelving and marble work surfaces.

The first floor is accessed via both the principal cantilever staircase and a secondary, former servant's staircase. The spacious landing features original pine flooring fitted storage and panelled doors leading to all rooms. The principal bedroom is a dual-aspect double bedroom enjoying views across the gardens and surrounding countryside, complete with an attractive fireplace. Adjoining this room is a further double bedroom, ideal as a nursery, dressing room or additional bedroom. These rooms are served by a luxurious shower room fitted in a style sympathetic to the property's Victorian origins. Three further double bedrooms, all with original fireplaces and two with fitted storage, are complemented by a beautifully appointed family bathroom featuring a panelled bath, walk-in shower enclosure, oversized wash basin, heated towel rail and Victorian-style fittings.

Gardens and Grounds

The gardens and grounds are a particular feature of the property, extending to just under three-quarters of an acre. Beautifully maintained, they comprise formal lawns, mature floral borders, productive vegetable and fruit gardens, decorative trellising and established trees and hedging that provide a high degree of privacy and seclusion. From many areas of the grounds there are stunning panoramic views across the Hope Valley towards Shatton Moor. Situated between the main house and coach house is an enclosed stone-flagged courtyard with useful storage areas and lockable stores, ideal for everyday use.

Detached Coach House

To the side of the property stands a substantial detached coach house offering tremendous potential and retaining a wealth of original features. The building includes a large garage, former stable and tack room.

ELR PREMIUM SALE – Buyers fees of £595 including VAT will apply



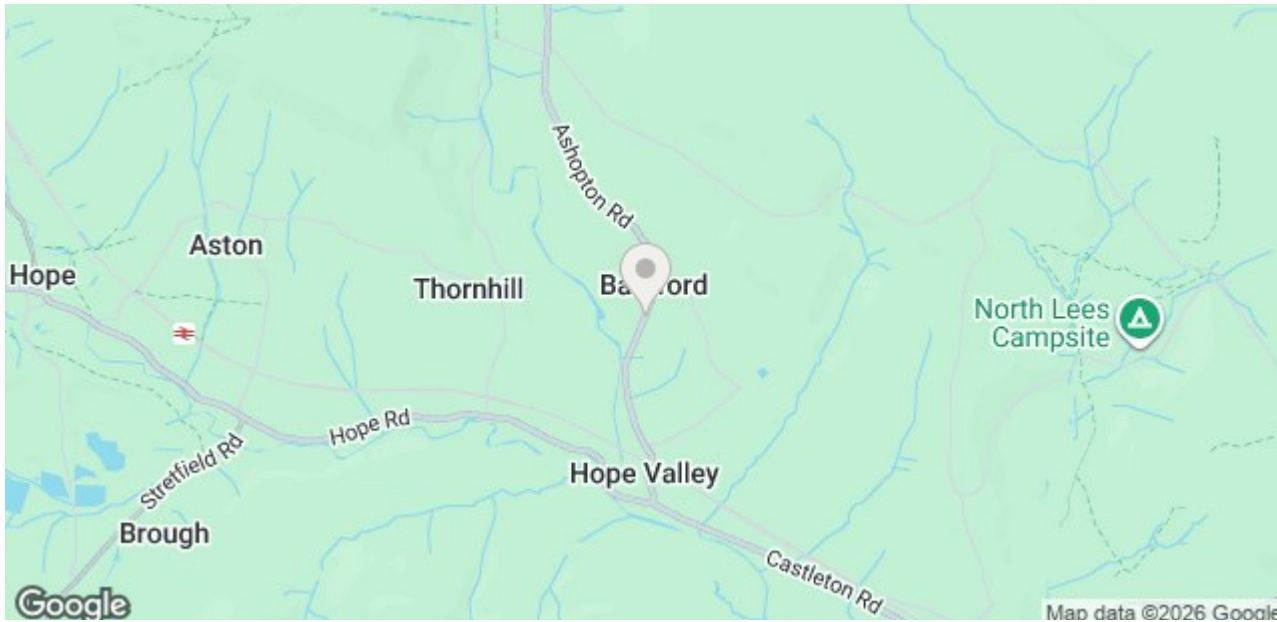






Total area: approx. 377.2 sq. metres (4060.0 sq. feet)

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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