



Fieldhead, Main Road, Grindleford

Hope Valley, S32 2HE

Beautifully situated within south-west facing grounds with uninterrupted views across the Derwent Valley, this wonderful family home dates from 1919 and offers accommodation arranged over two floors. While parts of the property would benefit from cosmetic updating, it represents a rare opportunity to modernise or reconfigure the layout to suit individual tastes.

Set between the River Derwent, Padley Gorge, and the Longshaw Estate, the property enjoys immediate access to some of the Peak District's most spectacular countryside. With quality grazing land and a former stable block within the grounds, the property also offers excellent potential for equestrian use, a smallholding, or hobby farming. Despite its idyllic rural setting, the property remains conveniently accessible to Sheffield and Manchester via both road and rail connections.

Accommodation

The front door opens into an entrance hall with cloakroom WC and access to the ground floor accommodation. An opening leads through to a dual-aspect sitting room featuring stone mullion windows and French doors opening onto a south-west facing garden terrace. An adjoining reception room benefits from two bay windows with window seats, an open fireplace, and spectacular views across the grounds and the valley beyond.

A formal dining room sits at the heart of the property with a rear-facing dual aspect. Off the dining room is a utility room with sink and drainer, storage units, and steps leading down to a useful cellar housing the boiler.



- Six bedroomed country residence in the picturesque village of Grindleford
- Kitchen, utility room and cellar
- Gated private driveway approach, two garages and various stone built outbuildings
- Offered to the market with no onward chain
- Spectacular south westerly position with views across the Derwent Valley
- Two entrance halls
- Stunning gardens and grazing land extending to around 4.5 acres
- Three reception rooms
- Family bathroom and separate shower room
- Easy access to Sheffield and Manchester via Grindleford train station



The kitchen, accessed from the dining room, features a range of panelled units with worktops incorporating a sink and drainer, double oven, four-burner hob, and a seating area.

Adjoining the kitchen is a separate entrance hall with cloakroom WC opening to the rear of the property, while a hallway with a stable door provides access to the front. There is potential to reconfigure the ground floor layout, incorporating the adjoining garage to create a larger kitchen, utility, or dining space if desired.

Stairs rise to the first floor landing which provides access to all rooms.

Two spacious double bedrooms enjoy west-facing views across the valley. These rooms are served by a shower room and separate WC. A further rear-facing bedroom is currently used as a home office.

The hallway continues to three additional double bedrooms with stunning views and a family bathroom. The largest of these bedrooms would also be well suited as a games room or playroom.

Grounds and Gardens

The property is approached via a gated sweeping driveway leading to a parking and turning area at the rear of the house. A further gravel driveway provides additional parking and access to outbuildings and the land. Attractive, well-maintained gardens surround the house, framed by mature trees, deep floral borders, and lawns to the eastern side.

To the south of the property are formal gardens including lawn, an ornamental pond, and a flagpole. On the south-western side lies a level lawn (formerly a lawned tennis court) bordered by a beech hedge.

A stone-flagged terrace runs along two elevations of the house, and its south-westerly orientation ensures sunlight for much of the day alongside spectacular valley views.

Beyond the gardens lies the grazing land, ideal for smallholding or equestrian use, and including an orchard.

Outbuildings

Directly accessed from the driveway is a double garage with inspection pit and an attractive stone arch with solid wooden doors. A further single garage is accessed from the gravel driveway, with potential for additional garaging subject to the necessary permissions.

There are also several attractive outbuildings close to the house, ideal for garden storage or use as a potting shed. A detached stone outbuilding offers further potential for development, subject to the appropriate permissions. Adjoining the access to the grazing land is a timber barn, and within the land itself is a former stable block. Two gates provide access to the grazing land.









Total area: approx. 315.0 sq. metres (3390.2 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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