



7 Red Lion Row, Grindleford, Hope Valley, S32 2JJ
Offers In The Region Of £365,000

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Nestled in the heart of the picturesque village of Grindleford in the Derwent Valley is this delightful stone built cottage which is brimming with character and charm. The property provides a warm and inviting feeling making this ideal for either a permanent home or country retreat. The property is well-presented throughout and combines charming period features with a quirky modern twist. There is a lovely garden to the rear of the property with floral beds, vegetable and fruit areas, patio, decked seating areas where you can sit and enjoy the glorious surroundings. the property is offered for sale with the benefit of no chain and immediate vacant possession



Council Tax Band: C



Grindleford is within close proximity to the bustling market town of Bakewell, popular local villages of Hathersage and Castleton, the historic Estates of Chatsworth and Haddon. The train station provides direct links to Sheffield and Manchester, and the towns of Chesterfield and Buxton are within easy driving distance making this an ideal location for commuters or those seeking a countryside escape with easy access to city life. Making the village not just a beautiful location but a convenient one as well.

The accommodation briefly comprises of; Entrance Lobby, Sitting Room, Living Room, Utility Area and quirky kitchen diner which looks onto an enclosed courtyard garden. First Floor Landing, Bedroom One, Bedroom Two and Family Bathroom. The pretty Peak District village of Grindleford offers a wide range of experiences to its residents. Lying alongside the River Derwent, overlooked by the wild moorland of Eyam Moor to the west and the impressive edifice of Froggatt Edge to the east, it's situated in a particularly beautiful part of the Hope Valley.

The spectacular Padley Gorge also lies very close by, where Burbage Brook rushes through stunning areas of ancient woodland. If you're looking to eat or drink out there are good options in the village at the The Maynard Hotel which serves excellent food and has lovely gardens with views of the valley. The Grindleford Station Café is a legendary establishment that up until recently had been run by the same family for 45 years. It sells huge portions of honest, good quality food; its chip butties and pints of tea are rightly famous. Also well worth a visit is the Grindleford Shop and Café in St Helen's Church. This is a community-run establishment, set up by a band of local volunteers who came together to save their village shop when it was threatened with closure. It sells a wide range of local produce. This is wonderful countryside for outdoor enthusiasts, with trails from every part of the village.

The wooded river valley of Padley Gorge is especially beautiful, and leads visitors to the expanses of the National Trust estate at Longshaw. In the other direction, the beautiful hills above the village lead on to the wild, heather-clad moorland of Eyam Moor. Whether you're a cyclist, rock climber or walker there are always fabulous places to visit right on your doorstep. Just up the road at Hathersage is the David Mellor Design Museum, Little John's grave, numerous cafés and pubs and of course the outdoor pool and sauna which is open all year round.

The earliest documents relating to Grindleford, or Grundelford, date back to 1248. It was then made up of the small settlements of Eyam Woodlands, Stoke, Nether Padley and Upper Padley. The name is believed to relate to the ford where grindstones were taken across the river. The present bridge over the River Derwent dates back to 1758. The village grew significantly with the opening of the railway line between Dore and Chinley in 1893, and Grindleford Station became the closest station in the Hope Valley to the city of Sheffield, and thus a magnet for visitors.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

Accessed via a hardwood entrance door and leading to both the living and sitting rooms. There is also a useful storage area under the staircase.

SITTING ROOM/STUDY

11'6" x 10'5"

A well proportioned reception room which is currently utilised as a relaxing study and movie room, but in the past has been used as a formal dining room and even a guest bedroom. Having a front facing sealed unit double glazed sash style window, extensive free standing shelving and a central heating radiator

LIVING ROOM

A lovely cosy room, with dual aspect sealed unit double

glazed window, a central heating radiator and a multi-fuel stove which is sat on a tiled hearth and provides a focal point to the room.

INNER LOBBY

Having a useful storage cupboard, which houses the electric meter and consumer unit. A staircase rises to the first floor accommodation.

UTILITY/WORKSHOP

12'2" x 4'10"

A really interesting and practical area of the property, linking the original period cottage to the more modern addition of the kitchen dining area.. Having two 'Velux' style sky lights and a glazed timber door with glazed side panel. A long bench provides a work surface space, has storage below and incorporates a stainless steel sink. There is space and plumbing for an automatic washing machine, gas fired Worcester combi boiler and solid wood flooring.

PORCH

With solid wood flooring and glazed entrance door which leads into the Courtyard

COURTYARD

A unique and quirky aspect to this fine property is this enclosed courtyard garden which can be accessed via a timber door from Main Road and from the Porch. Ideal for growing herbs and tabletop veg due to its proximity to the kitchen.

KITCHEN DINER

15'1" x 13'8"

A later addition to the property which benefits from two large sealed unit double glazed windows which blends the indoor and outdoor spaces. The kitchen area is fitted with a commercial looking range of units with stainless steel fronted to the cupboards below square edged worksurfaces with tiled splash backs and open shelving. There is space for a free standing cooker, chimney style extractor fridge freezer and space and plumbing for a slimline dishwasher. The dining area has a relaxed feel with views onto the courtyard, solid wood flooring continues from the kitchen area and there is also access to a small roof void and a central heating radiator

FIRST FLOOR

LANDING

A rear facing sealed unit double glazed window provides a lovely framing to the view onto the rear garden.

BEDROOM ONE

14'4" 11'2"

A well proportioned double bedroom with a front facing sealed unit double glazed sash style window, a central heating radiator and access to attic space.

BEDROOM TWO

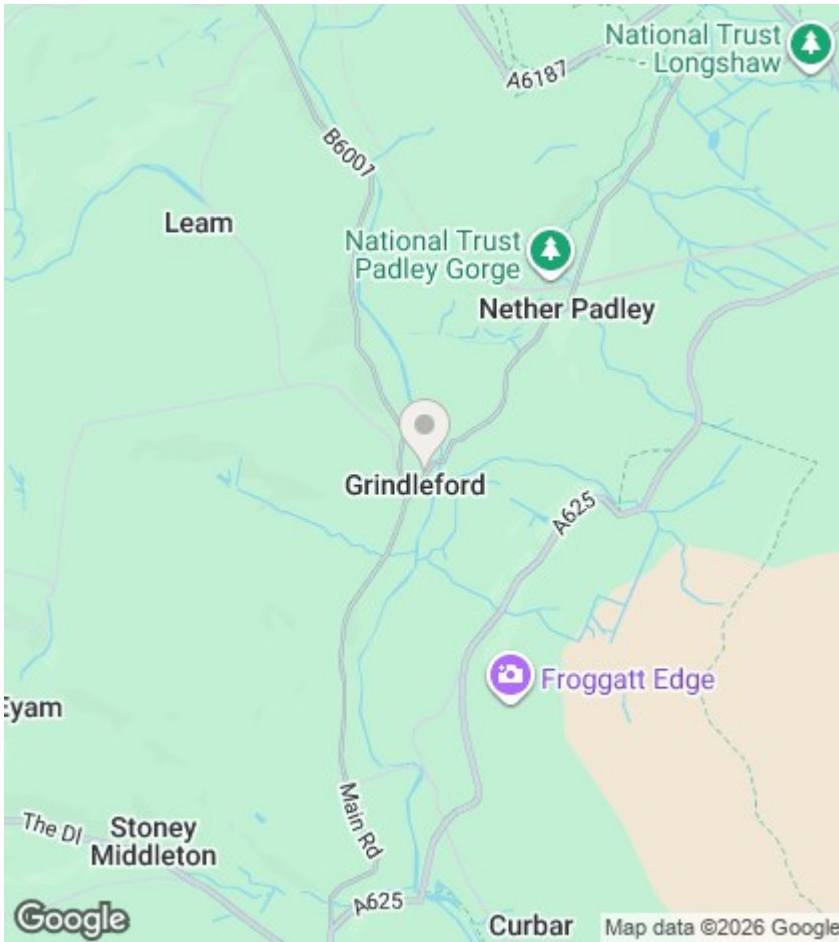
A further double bedroom with a front facing sealed unit double glazed sash style window, a central heating radiator and access to attic space.

FAMILY BATHROOM

Fitted with a white three piece suite comprising of a panelled bath with an electric shower over, low flush w/c and pedestal wash hand basin. There are tiled walls, an extractor fan, a central heating radiator, recessed ceiling spotlights and a rear facing sealed unit double glazed window.

OUTSIDE

Leaving by the rear door takes you to a practical storage area under a decked seating area which is great for log storage or a covered workshop area. Steps lead up to the decked area where you have an ideal place to sit and relax, have a drink or meal and enjoy the garden and evening sun. Having a larger than expected rear garden, which benefits from mature well stocked floral beds, a rockery style water feature, apple trees which have provided good harvests over the years, two magnolia trees which bring beautiful colour in late spring and a mature silver birch which give the garden height and structure. The garden is enclosed by fencing and walls and also benefits from a charming timber framed greenhouse



Directions

Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

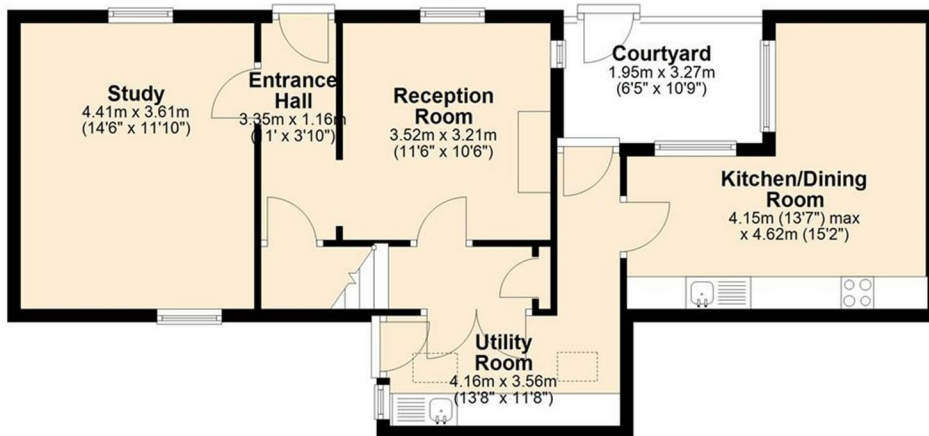
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 60.9 sq. metres (655.5 sq. feet)
(excluding Courtyard)



First Floor

Approx. 35.2 sq. metres (379.0 sq. feet)

