



2 Railway Cottages, Station Road, Hope

Hope Valley, S33 6RR

This stylish home offers bright, well-planned accommodation arranged over three floors, with many attractive features including industrial-style exposed brick walls, high ceilings, and solid wood doors in keeping with the property's era. Of particular note is the spectacular top floor room with three sets of Velux windows providing magnificent views across open countryside and the Hope Valley.

A composite front door opens into the entrance hall with quarry tile flooring, exposed brick wall detailing, and stairs rising to the first floor. A solid wood door opens into the impressive open-plan living space, enjoying a dual aspect and superb natural light. The room features fitted storage, two fireplaces including a wood-burning stove, and a dining area with stunning south-facing views across neighbouring countryside.

The stylish kitchen enjoys a dual aspect with ample worktop space, integrated oven and four-burner induction hob. A sink with drainer is set beneath a rear-facing window with lovely views, while a door from the kitchen provides access to the rear garden.

Stairs rise to the first-floor landing with solid wood flooring and panelled doors to all rooms. A spacious double bedroom features two large front-facing windows, solid wood flooring, and a stylish fitted wash basin. A further double bedroom enjoys a rear-facing aspect with pleasant views. The luxury family



- Spacious three bedroom former railway cottage in the village of Hope
- Open plan living with dining area and log burner
- Luxury wet room
- Easy access to Hope Railway station, ideal for Manchester and Sheffield

- Extensive off-road parking and separate plot of land
- Recently fitted kitchen with lovely outlook
- Easily maintained patio terrace with decking

- Stunning views across local farmland
- Three double bedrooms
- Air sourced heat pump



shower room serving this floor features a walk-in wet room shower, low flush WC, contemporary wash basin, and matt black heated towel rail.

Stairs rise to the top floor where the impressive principal bedroom features an exposed brick wall and three sets of large Velux windows affording magnificent panoramic views across the Hope Valley, taking in Win Hill, Shatton Moor, and Bradwell Edge. A striking copper freestanding bath sits within the room, while a separate door opens to a WC with countertop wash basin.

Outside, to the front of the property is an easily maintained gravel garden with pedestrian access. To the rear is a low-maintenance garden with hardstanding and a solid wood deck enjoying lovely open countryside views.

Across the lane is a separate plot of land with five-bar gated access providing off-road parking for up to five vehicles, raised beds with allotment potential, and a lockable store. There is further potential for garaging, subject to planning permission.

Important Information

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.

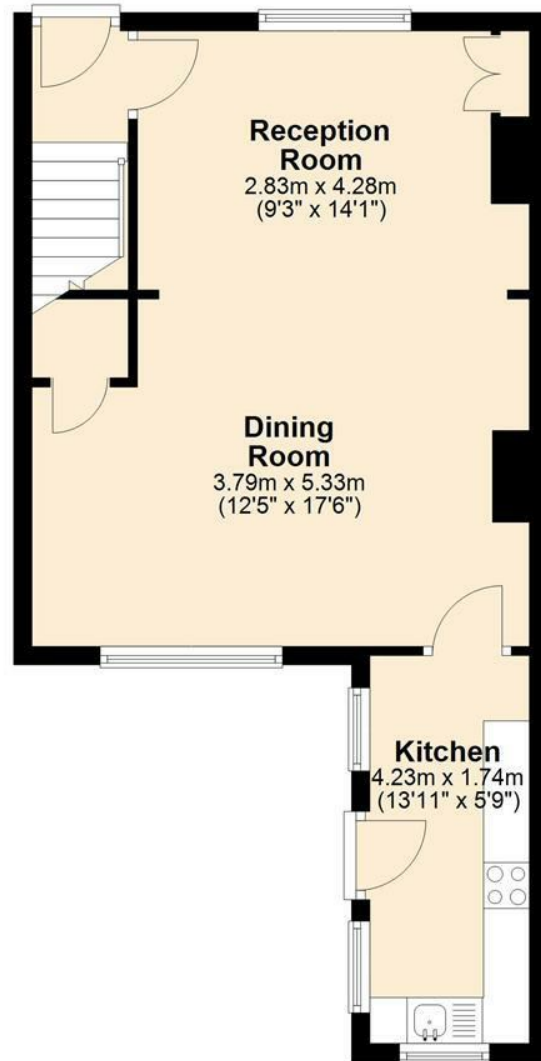






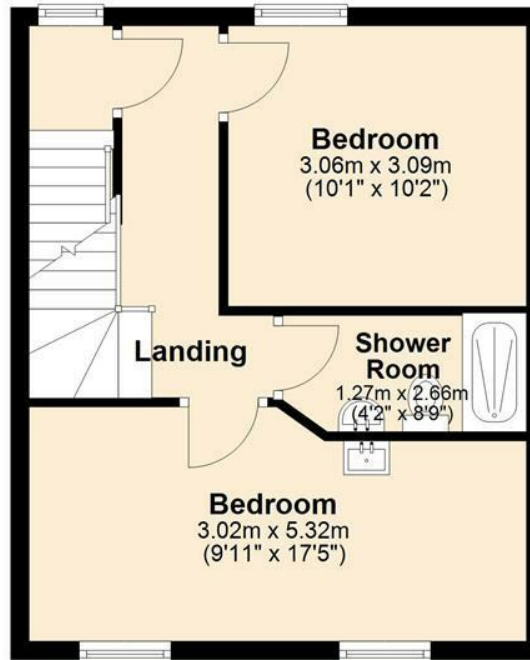
Ground Floor

Approx. 44.0 sq. metres (474.0 sq. feet)



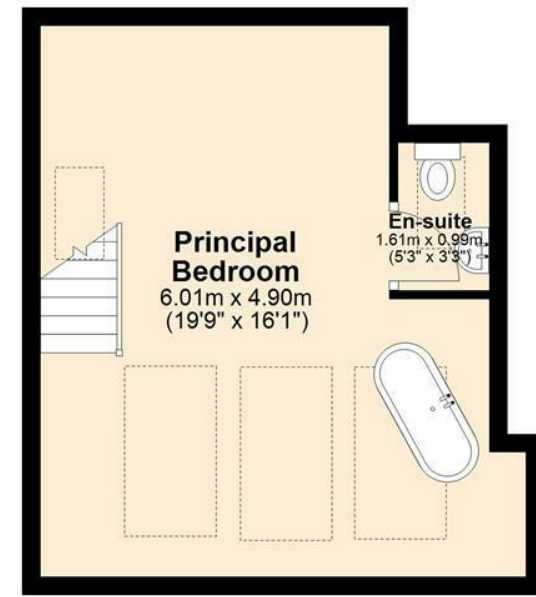
First Floor

Approx. 36.5 sq. metres (392.8 sq. feet)



Second Floor

Approx. 28.6 sq. metres (307.6 sq. feet)



Total area: approx. 109.1 sq. metres (1174.4 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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