



# Cluden Bank, Main Street

Great Longstone, DE45 1TF

Occupying an enviable position with pleasant southerly views across the village and within walking distance of excellent local amenities, this impressive home offers well-planned accommodation arranged over three floors. Extended and thoughtfully developed by the current owners, the property provides two elegant reception rooms, a striking kitchen at its heart, and six bedrooms, three of which benefit from en-suite facilities. Offered to the market with no onward chain, an early viewing is strongly recommended.

The front door, positioned to the side of the property, opens into a broad entrance hall featuring fitted storage, a characterful fireplace, and access to ground floor rooms. The principal reception room enjoys a front-facing aspect with high ceilings, French windows, and attractive village views. This bright, south-facing space centres around an original stone-built fireplace with log-burning stove and fitted cabinetry. An opening leads through to an adjoining sitting room with fitted book shelving and dual-aspect windows, allowing further natural light to fill the room.

A further reception room/snug is accessed from the hallway and enjoys a garden aspect along with a stone-built fireplace. An opening leads into a dining conservatory with French windows overlooking and opening onto the rear garden.

The kitchen lies at the heart of the home and is fitted with a range of panelled units complemented by solid wood worktops and a central island with breakfast bar. Integrated appliances include a six-burner range with extractor hood over, under-counter dishwasher, under-counter fridge, and a double Belfast sink. From the kitchen, there is access to a cloakroom WC and a door leading to a garage with electric roller door. Please note, the garage is not suitable for a vehicle but provides excellent storage space.

A well-appointed utility room completes the ground floor accommodation, offering additional storage units, solid wood worktops, a Belfast sink, and space for an American-style fridge freezer and wine cooler. A door from the utility room leads directly to the rear garden.

Stairs rise to a first-floor galleried landing with a garden aspect and access to all rooms. Two generous front-facing double bedrooms enjoy lovely views across the village, one of which benefits from fitted



- Six bedroom detached family home in the village of Great Longstone
- Utility room and separate cloak room WC
- Attractive views across the village and stunning rear garden
- ELR PREMIUM SALE – Buyers fees of £595 including VAT will apply

- Two elegant reception rooms with high ceilings
- Three en-suite bedrooms including an impressive principal bedroom
- Garden office/Studio and extensive driveway parking

- Stunning kitchen with adjoining dining conservatory and French windows
- Family bathroom and first floor useful laundry/utility room
- Close to the village school, excellent village pubs & the Monsal Trail



storage and an en-suite shower room. A versatile laundry room/utility area is accessed from the landing and provides fitted shelving and useful eaves storage. A further double bedroom overlooks the rear garden and is served by a well-appointed family bathroom.

The principal bedroom suite enjoys views across the rear garden and features high ceilings, fitted wardrobes, and en-suite bathroom. Adjoining the principal bedroom is a single bedroom with mezzanine area and fitted storage, ideal as a nursery or dressing room.

A further staircase rises to the top floor, where there is further double bedroom with two rooflights and an en-suite wet room.

#### Outside

A private driveway to the front and side of the property provides extensive parking and turning space for several vehicles. The remainder of the front garden is laid to lawn, with stone walling and hedging defining its boundaries. The integral garage with electric roller door offers useful storage but is not suitable for a car.

To the rear lies a beautifully maintained garden, predominantly laid to lawn with floral borders and mature beech hedging providing privacy and screening. Immediately to the rear of the house is a substantial patio terrace, directly accessed from the dining areas, creating an ideal space for outdoor entertaining. This is complemented by a covered outdoor kitchen/barbecue area with stove and adjoining lockable store.

#### Garden Office/Studio

A garden office provides desk space, fitted book shelving, and electricity. While some cosmetic updating would be beneficial, it offers excellent potential for home working, hobbies, or additional storage.

The property has 4 solar panels and external insulation has recently been fitted.

#### ELR PREMIUM - IMPORTANT PLEASE READ:

ELR is marketing this property with the benefit of 'ELR Premium'.

ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be an unnecessary sales process.

Purchasers will benefit from the pre-sale buyers pack, which we have created with our legal partners, Banner Jones Solicitors, to give buyers as much information as possible before they agree to purchase.

The pack includes:

Property Information Questionnaire (PIQ - a summary of the TA6)

TA10 (Fittings and Contents)

Official Copy of the Register

Title Plan



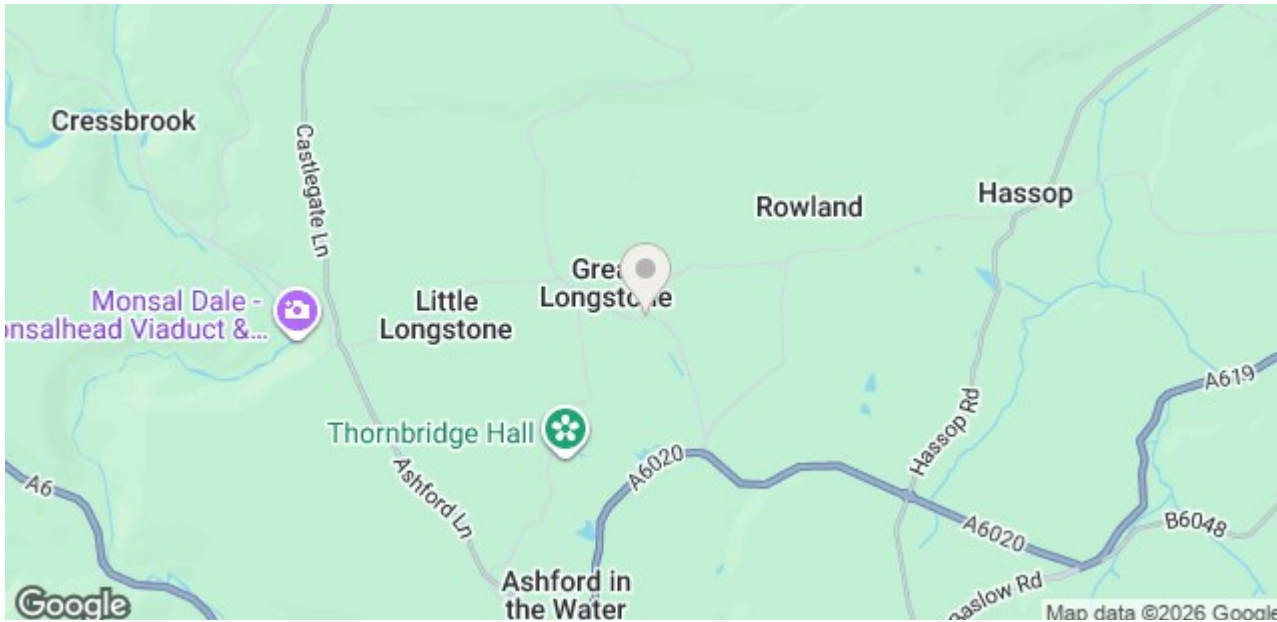






Total area: approx. 261.5 sq. metres (2814.5 sq. feet)

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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