



1, Butts Mill Court, Bradwell

Hope Valley, S33 9LE

Occupying a convenient location close to the village's excellent amenities and the stunning surrounding countryside of the Peak District, this delightful home offers well-appointed accommodation arranged over two floors.

A glazed front door opens into a bright and spacious open-plan living area, featuring a full-height window that provides excellent natural light. The room boasts a characterful exposed stone wall and offers a comfortable sitting area with space for dining. The kitchen is fitted with a range of panelled units complemented by granite worktops, incorporating a stainless steel sink, freestanding oven, and space for a fridge freezer and washing machine. An understairs storage cupboard provides additional practical space.

Stairs rise to the first floor landing, with



- Two-bedroom end-terrace converted barn
- Well-equipped kitchen with granite worktops
- Low-maintenance garden
- Services: Mains electricity, gas central heating, and main drainage

- Sought-after village location in Bradwell
- Spacious double bedroom and further single bedroom
- Single garage with power and off-road parking

- Open-plan living and dining space with feature stone wall
- Family shower room
- Offered to market with no onward chain



panelled doors leading to all rooms. Bedroom one is a generous double bedroom with a front-facing aspect across the village, featuring high ceilings and a fitted wardrobe. Bedroom two is a single bedroom with a pleasant side aspect overlooking a brook and includes a useful storage cupboard. The family shower room comprises a low flush WC, pedestal wash basin, walk-in shower enclosure with chrome fittings, and a heated towel rail.

To the front of the property is an easily maintained limestone chipped garden with a seating area and well-stocked borders.

The property also benefits from a single garage with an electric up-and-over door and power supply, along with an additional off-road parking space to the front.

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.



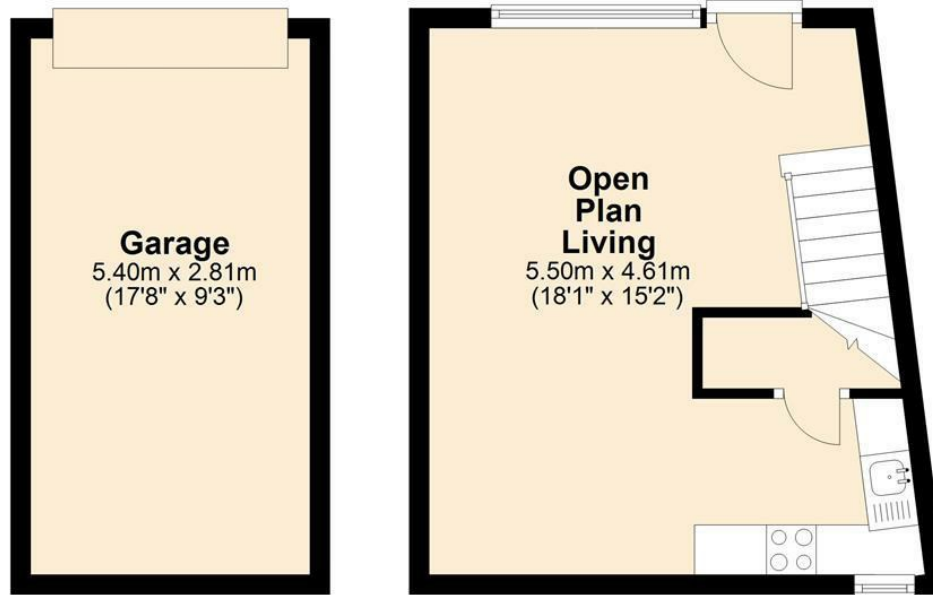


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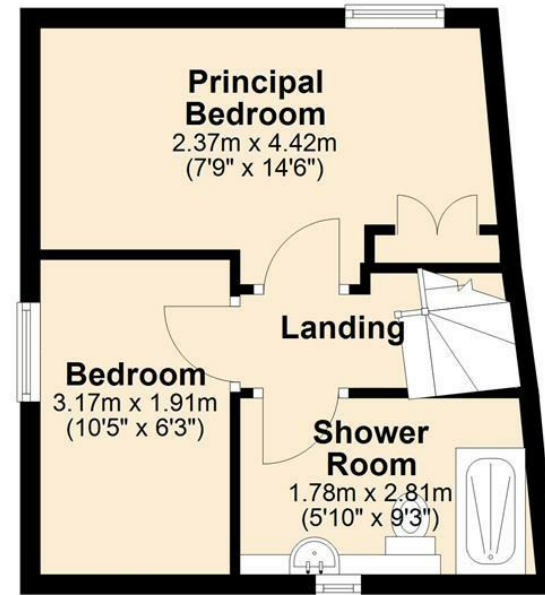
Ground Floor

Approx. 40.7 sq. metres (438.0 sq. feet)



First Floor

Approx. 25.8 sq. metres (278.2 sq. feet)



Total area: approx. 66.5 sq. metres (716.2 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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