



1, Mill Lane, Hathersage

Hope Valley, S32 1BG

Occupying a superb location tucked away quietly on Mill Lane, yet within walking distance of excellent local amenities, this attractive family home offers well-proportioned accommodation arranged over two floors, including two bathrooms and an impressive dining kitchen.

The front door opens into a welcoming entrance hall with a pleasant aspect and space for coats. An inner hall provides access to all ground floor accommodation, along with stairs rising to the first floor. The sitting room enjoys a dual aspect with lovely views over the garden and French windows opening onto a decked terrace. The focal point of the room is a charming log-burning stove, creating a warm and inviting atmosphere.

At the heart of the home is a stunning dining kitchen, fitted with an extensive range of panelled units with worktops over. The kitchen incorporates a sink and drainer, integrated dishwasher, double oven, microwave steam oven, five-burner hob with extractor hood, and a recess with space for an American-style fridge freezer. A peninsula unit with breakfast bar provides the perfect space for casual dining and entertaining. An opening leads to the adjoining dining area, where sliding doors open directly onto the garden, creating a wonderful connection between indoor and outdoor living.



- Extended four bedroom semi-detached family home in the village of Hathersage
- Sitting room with log burner and French windows to garden
- En-suite principal bedroom, three further bedrooms
- Three year Derbyshire Occupancy Clause

- Driveway parking for two cars
- Well-equipped and spacious kitchen
- Family bathroom

- Landscaped front and rear gardens
- Adjoining dining area with direct garden access
- Garden office



Stairs rise to the first-floor landing with access to all rooms. Bedroom one is a spacious double bedroom with fitted storage and an en-suite shower room, with a rear-facing window overlooking the garden. Bedroom two is a further double bedroom with fitted wardrobes and a similar garden aspect. Bedroom three is a front-facing double bedroom with pleasant views over Mill Lane and the nearby brook. Bedroom four is a generous single bedroom with fitted storage. A family bathroom completes the accommodation, featuring a low-flush WC, wall-mounted wash basin, bath with shower over, and chrome heated towel rail.

Outside, to the front of the property, there is driveway parking for two vehicles. The landscaped front garden features a decked terrace, stone flagstone patio, and level lawn with a striking monkey puzzle tree.

To the side of the property there is access to the superbly landscaped rear garden. The impressive rear garden is ideal for entertaining, with a large patio terrace, stylish raised borders, and an excellent barbecue area. Within the garden is a fully insulated home office with double glazing, heating, and power — perfect for home working.

Please note that a three-year Derbyshire occupancy clause applies

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.

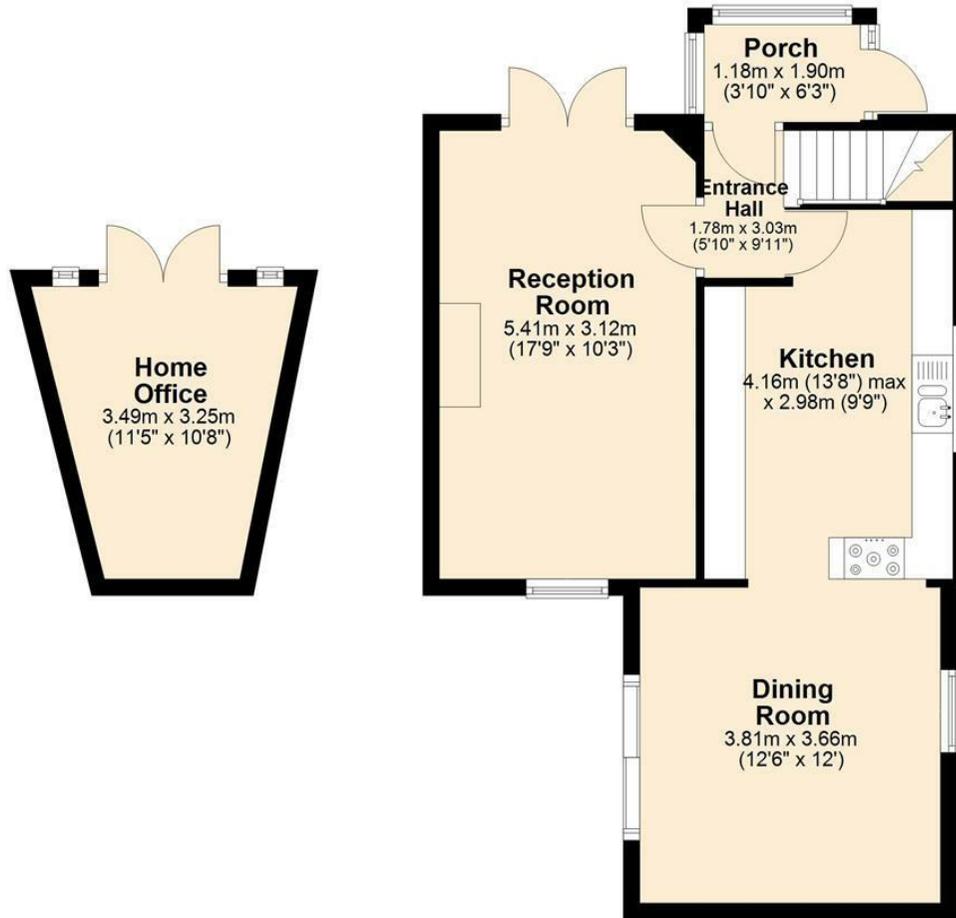






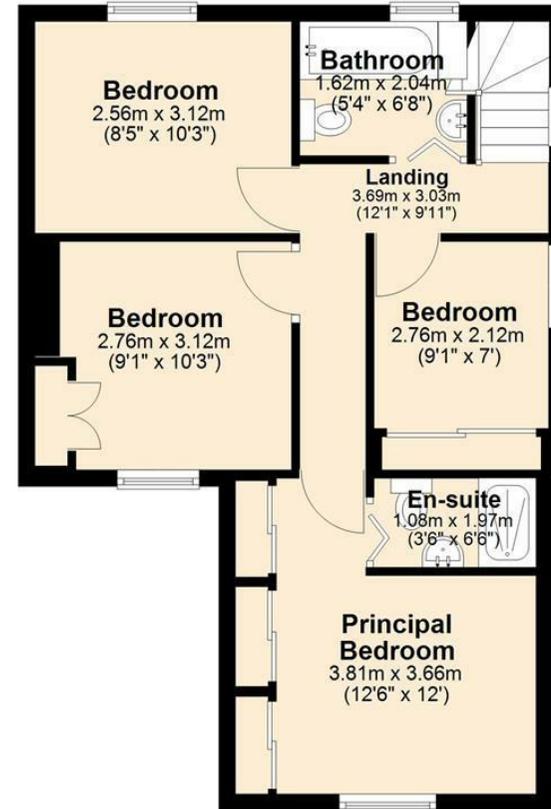
Ground Floor

Approx. 59.2 sq. metres (637.6 sq. feet)



First Floor

Approx. 48.2 sq. metres (518.3 sq. feet)



Total area: approx. 107.4 sq. metres (1155.9 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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