EADON LOCKWOOD & RIDDLE
ESTD 1840

The Owl House, 3 Main Road, Grindleford, Hope Valley, S32 2JN

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The front door opens into a welcoming entrance hall with a cloakroom WC, utility cupboard, and access to all ground floor accommodation. The kitchen is fitted with a range of high gloss units with worktops over, incorporating a four-burner gas hob, double oven, integrated dishwasher, and sink with drainer. UPVC French doors open onto a covered veranda, enjoying lovely views across the garden towards Froggatt Edge and Hay Wood.

Also accessed from the entrance hall is a spacious dining room with two front-facing windows. The main reception room is a comfortable sitting room with a pleasant garden aspect, fitted shelving, and access to the cellar. A brick-backed fireplace with a multi-fuel stove provides an attractive focal point. Double doors lead through to a home office, which enjoys delightful views across the garden towards Hay Wood and Froggatt Edge, with a further door opening onto the covered terrace.

Stairs rise to the first floor galleried landing, which provides access to all rooms and the attic. Bedroom one is a spacious double with two large rear-facing windows, enjoying views across the River Derwent, towards Hay Wood and Froggatt Edge. Bedroom two is a well-proportioned front-facing double bedroom. Situated adjacent to this bedroom is the family bathroom, which is fitted with a white suite comprising bath with shower over, wash basin, WC, and chrome heated towel rail. Bedroom three is a

- Three double bedroom stone-built cottage in the village of Grindleford
- Spacious dining room
- Ground floor cloakroom WC
- Lovely family home
- Off-road parking for two vehicles with EV charging point
- Well-equipped kitchen with veranda access via French windows
- Detached stone-built outbuilding/workshop
- Sitting room with log burning stove and adjoining home office/garden room
- Family bathroom and separate shower room
- Delightful cottage garden with stunning views and decked seating

further double bedroom with a lovely view.

A separate, spacious family shower room completes the accommodation, featuring a walk-in shower enclosure with electric shower, low flush WC, pedestal wash basin, and chrome heated towel rail.

Externally, the property is accessed via a gated pedestrian entrance from the main road. To the rear is a delightful garden, mainly laid to lawn with well-stocked floral borders, a covered veranda with decking, and a further decked seating area. The garden enjoys spectacular views taking in Hay Wood, the River Derwent, and Jubilee Rocks. Additional features include a pond, ornamental trees, external lighting, and access to cellar and undercroft storage.

At the bottom of the garden is a hardstanding area providing off-road parking for two vehicles, complete with an EV charging point. There is also a detached stone-built outbuilding, ideal for storage or workshop use, benefitting from high ceilings and fitted shelving.

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.

Total area: approx. 185.4 sq. metres (1995.8 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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