

EADON LOCKWOOD & RIDDLE
SALES • LETTINGS • SURVEYS



The Old Dairy, Barber Booth, Edale, Hope Valley, S33 7ZL

Barber Booth,

Edale, S33 7ZL

A delightful stone built barn conversion beautifully positioned in the rural hamlet of Barber Booth, Edale with off street parking for two/three vehicles, stunning views of the surrounding countryside and charming, easily maintained garden. This attractive cottage has well planned and spacious accommodation arranged over two floors with many beautiful features including solid wood flooring and large inglenook fireplace.

A stable door opens to the kitchen with tiled flooring and extensive range of solid wood Shaker style units with granite worktops including a breakfast bar. The centre piece of the kitchen is a Rayburn range and a butler sink is set beneath a window with pleasant outlook across the lane. A latched door opens to a walk-in cupboard with extensive storage space and also houses the washing machine.

At the heart of the property is a spacious, double aspect open plan living room/dining area, with solid wood flooring, exposed beams and door opening to the garden. There is space for a family sized table and chairs and the focal point of the room is provided by a large inglenook style fireplace with woodburning stove. A solid wood open tread staircase leads to the first floor, with half landing and rear entrance opening to a parking area. At first floor level a galleried landing provides access to all accommodation and there is a useful area with fitted shelving, ideal for a desk or work station.

The master bedroom is a double aspect room with fitted wardrobe space and views across the adjoining hillside. Bedroom two is a further double bedroom currently utilised as a dressing room and home office. A family bathroom completes the accommodation featuring standalone bath with chrome shower attachment, low flush WC, pedestal wash hand basin, separate shower enclosure and heated towel rail.

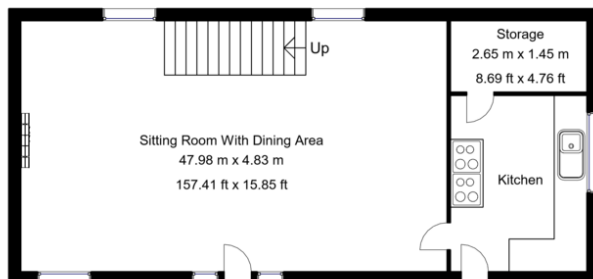
Outside, to the side of the property is off street parking for two to three vehicles and timber shed. To the front of the property is a fold garden with dry stone walling. To the south side of the property is a charming, easily maintained garden with patio area, well stocked borders and shrubbery providing a good degree of privacy. This is an ideal place to sit out during the summer months with its southerly orientation providing sun virtually all day long. A summer house and wood store are also included in the sale.

- Delightful two bedroomed converted barn in the rural hamlet of Barber Booth, Edale
- Two double bedrooms including a generous master bedroom with fitted wardrobes
- Off street parking for two to three vehicles
- Magnificent open plan sitting room/dining area with inglenook fireplace
- Many attractive features including solid wood flooring
- Lovely south facing garden
- Spacious family bathroom
- Galleried landing
- Local live/ work occupancy clause applies
- Internal viewing essential

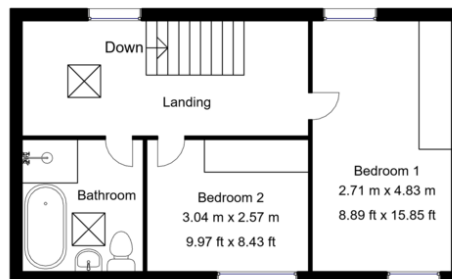




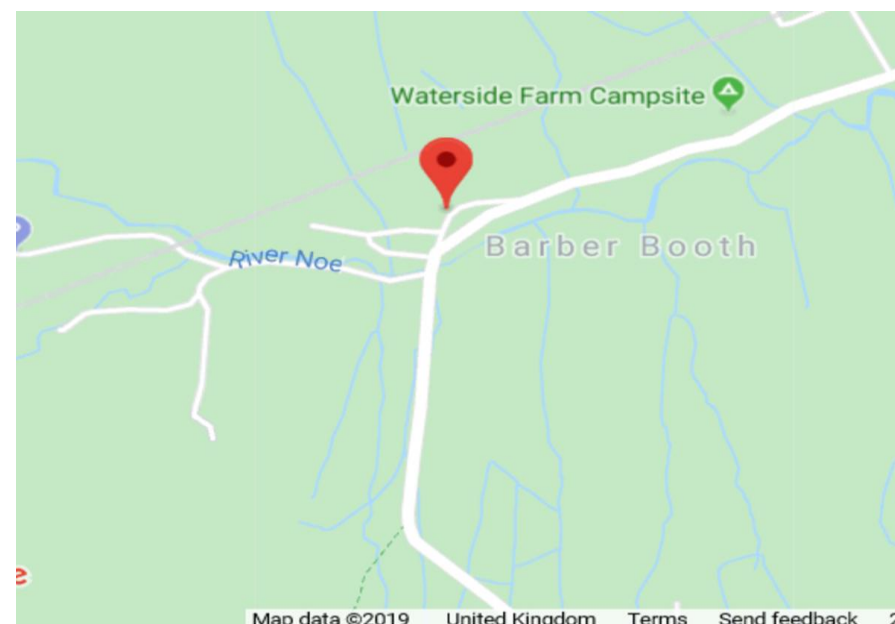
Ground Floor
55 Sq.m/589.78 Sq.ft
Approx



First Floor
42 Sq.m/453.34 Sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
CC Ltd ©2018



Bakewell

3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross

888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore

33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage

Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham

149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk



EADON LOCKWOOD & RIDDLE
SALES • LETTINGS • SURVEYS

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.