



High Roding, Coggers Lane, Hathersage, Hope Valley, Derbyshire, S32 1AL

Coggers Lane, Hathersage, S32 1AL

A three bedroomed detached family home with driveway and adjoining garage, occupying a magnificent position in the village of Hathersage, with far panoramic views from Stanage Edge to Higger Tor. High Roding offers bright and well-proportioned accommodation arranged over two floors with potential to extend, subject to the relevant consent. The property is located a short walk from the well-served village centre with its array of amenities including, local shopping, eateries, pubs, outdoor pool and train station.

The front door opens to an entrance hall with original Parquet flooring running throughout the majority of the ground floor. The sitting room enjoys a triple aspect with views from all windows and a bricked built fireplace provides the focal point to the room. At the heart of the property is a kitchen with a range of high gloss units incorporating a sink and drainer and worktop space. There is space for a stand alone oven, further storage cupboards and a walk in pantry. From the kitchen there are lovely views across the garden to Offerton and Eyam Moor. A UPVC glazed door leads to the rear garden.

Accessed from the entrance hall is a front facing dining room with delightful uninterrupted views of Stanage Edge and Higger Tor. Stairs rise to the first floor landing with rear facing window and panelled doors lead to all rooms. Bedroom one is a triple aspect master bedroom with magnificent views and features fitted wardrobe space. Bedroom two is a further spacious double bedroom with fitted wardrobe space and front facing views. Bedroom three is a small double bedroom with the same lovely view. The family bathroom completes the accommodation comprising of bath with chrome shower over, wash hand basin and storage space/laundry cupboard. Accessed off the bathroom is a separate WC.

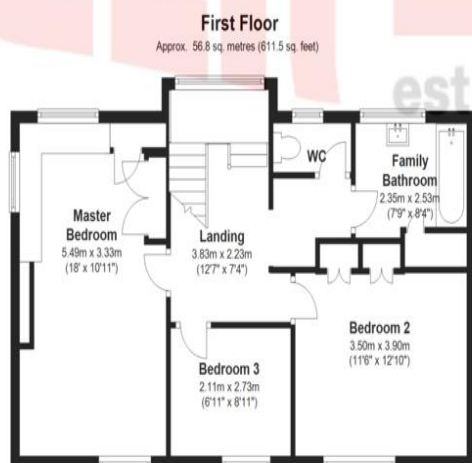
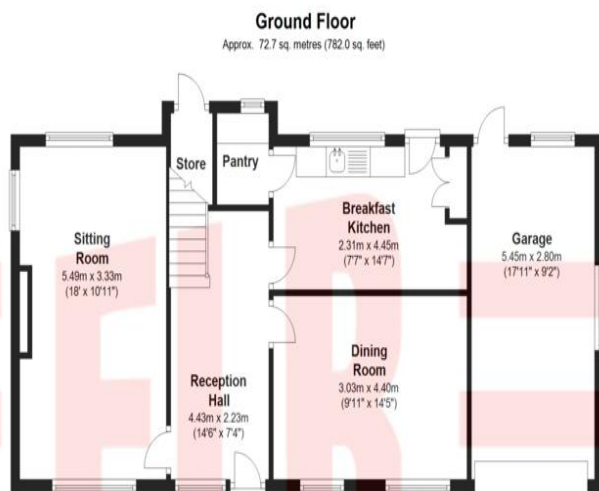
Outside, to the front of the property is off road parking for two vehicles leading to the adjoining garage. The front garden lies above Coggers Lane and provides uninterrupted views of Stanage Edge, Higger Tor and Eyam Moor. The garden is mainly laid to lawn and its east facing orientation ensures the morning sun. To the rear of the property is a lovely west facing garden with views across the Hope Valley to Offerton and Eyam Moor. The garden features areas of lawn, two apples trees, fruit bushes, patio and raised flower bed. There is rear access to the garage and an external garden store.

The property was re-wired, re-plastered and had a new kitchen installed in 2017.

- Three bedroom detached family home in the village of Hathersage
- Triple aspect sitting room
- Kitchen with pantry
- Driveway and garage
- Dining room
- Lovely master bedroom and two further bedrooms
- Parquet flooring across front facing rooms
- Truly magnificent views of adjoining countryside
- Family bathroom with separate WC
- Delightful gardens to front and rear

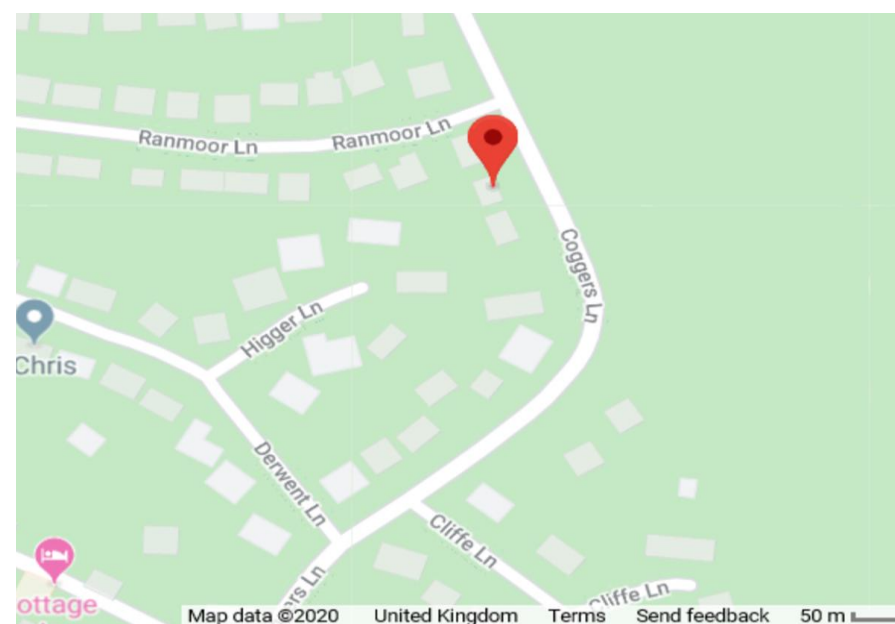






Total area: approx. 129.5 sq. metres (1393.6 sq. feet)

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.



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.