



Inglenook, Sir William Hill

Grindleford, Hope Valley, S32 2HS

A two double bed roomed semi-detached property located in the village of Grindleford benefitting from a large detached double garage and off-road parking, landscaped terraced gardens offering spectacular views across the Hope Valley. Occupying an elevated position with exceptional views across the Derwent Valley taking in Haywood and Jubilee Rock, this extended two bedroom cottage benefits from a deceptively spacious accommodation including stunning triple aspect sitting room and decked viewing platform with exceptional views.

Front door opens to the dining room with front facing window and feature fireplace and beams to the ceiling. From the dining room steps lead to a triple aspect sitting room with double height ceiling and lovely views towards Jubilee Rocks. The room features fitted shelving and cabinetry. The kitchen lies at the heart of the property featuring Shaker style units surmounted by solid wood surface, peninsular unit and ceramic sink and drainer. The kitchen incorporates a fitted dishwasher, fridge freezer and a five burner range with extractor hood over. Stone flagged flooring runs throughout the kitchen and there is



- Two bedroomed semi-detached cottage in Grindleford
- Cellar/Utility area
- Family bathroom and downstairs WC
- Tenure freehold. Council tax band D

- Triple aspect sitting room and dining room
- Master bedroom with double height ceiling and mezzanine area
- Stunning tiered garden with fantastic views

- Well-equipped fitted kitchen
- Further double bedroom
- Off road parking and large detached garage with store room



access to a cellar utilised as a utility room with washing machine, dryer, storage units, sink and drainer. Accessed from a door the kitchen leads to a rear porch with cloakroom/WC and shower.

Stairs rise to the first floor with access to all upstairs rooms. Bedroom one is a double bedroom with fitted wardrobes and a first-floor mezzanine level used as a dressing area. This impressive master bedroom has a double height ceiling and three windows providing superb natural light. Bedroom two is a further double bedroom with rear facing aspect and fitted wardrobes. The family bathroom completes the accommodation and features low flush WC, counter top washbasin set with storage under, bath with chrome shower over.

Outside to the side of the property is driveway parking for one to two vehicles leading to a large single garage with adjoining storeroom. To the side and rear of the property is a stunning, landscaped, tiered garden featuring level lawn, stone flagged pathway and deep floral borders. At the top of the garden is a decked viewing platform enjoying exceptional views across the valley. A summer house is included in the sale.

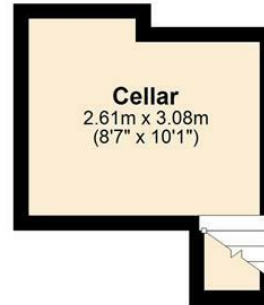






Basement

Approx. 8.3 sq. metres (88.9 sq. feet)



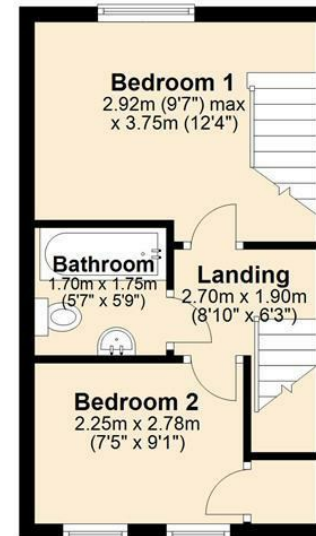
Ground Floor

Approx. 44.0 sq. metres (473.2 sq. feet)



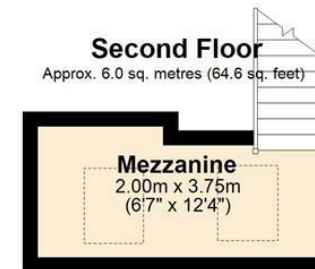
First Floor

Approx. 25.1 sq. metres (269.7 sq. feet)



Second Floor

Approx. 6.0 sq. metres (64.6 sq. feet)



Total area: approx. 83.3 sq. metres (896.4 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

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