



21, Calver Mill, Calver

Hope Valley, S32 3YU

A stunning three / four bedroomed duplex penthouse apartment, forming part of Calver Mill, a historic Grade II listed converted mill in the heart of the Peak District.

This exceptional apartment is the largest in Calver Mill and benefits from double garage, riverside communal gardens, gym and stunning views towards Curbar Edge. The flexible accommodation arranged over three floors with open plan living space, versatile mezzanine / fourth bedroom, stunning dining kitchen and two en-suite bedrooms.

Description

The apartment is approached through a communal hall and a lift rising to the fourth floor. The front door opens to an entrance hall with large, fitted Hive controlled boiler cupboard, fitted hanging space and understairs storage with plumbing and electrics for a washing machine.

An inner hallway provides access to two bedrooms and a family bathroom. The guest en-suite bedroom has fitted wardrobes, en-suite bathroom and views across the grounds.

The family bathroom features stylish panelling, low flush WC, roll top bath, walk in shower enclosure and wash basin set within storage. Bedroom three is a double bedroom with an aspect across Calver Mill. Accessed from the hallway is a useful storage cupboard with floor fitted safe.



- Three / four bedroomed duplex penthouse apartment in Calver Mill
- Open plan sitting room with dining area
- Stunning riverside communal gardens
- Offered to the market with no onward chain
- Largest apartment in the mill
- Stylish fully integrated kitchen
- Gym within the development
- Double garage (two separate garages, side by side)
- Utility area
- Two en-suite double bedrooms



Stairs rise to the first floor with landing with double doors to the sitting room and access to the master bedroom. The stunning master bedroom enjoys a rear aspect with extensive fitted wardrobes, river views and a large en-suite bathroom.

At the heart of the property is an impressive sitting room with high ceilings, stylish cast iron electric fire and three sets of windows enjoying spectacular views. There is ample space for a large dining table and chairs.

Double doors open to the kitchen which features a range of contemporary style units with quartz work tops incorporating ceramic sink and drainer, five burner hob with extractor hood over, double oven, integrated fridge freezer, dishwasher and instant boiling water tap. A fitted breakfast bar with space for four stools enjoys views towards Curbar Edge and the mill grounds.

Accessed from the sitting room is a utility room with further unit storage, work top space, mains water connection and extensive storage.

From the sitting room a turning staircase leads to a versatile mezzanine level / fourth bedroom with extensive fitted book shelving and desk space.

Garaging and grounds

The property benefits from two garages, with electrics, additional visitor parking and use of a private gymnasium. There are beautifully landscaped communal gardens that surround the Mill with lawn, mature trees and riverside seating areas.

Mains services including mains gas
Tenure – share of freehold - 975 years remaining - £4514.50 annual service charge
Council tax Band G

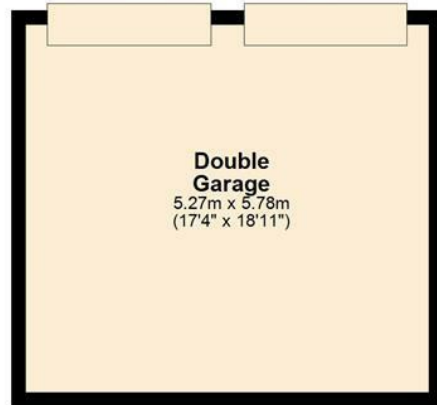






Ground Floor

Approx. 30.5 sq. metres (327.8 sq. feet)



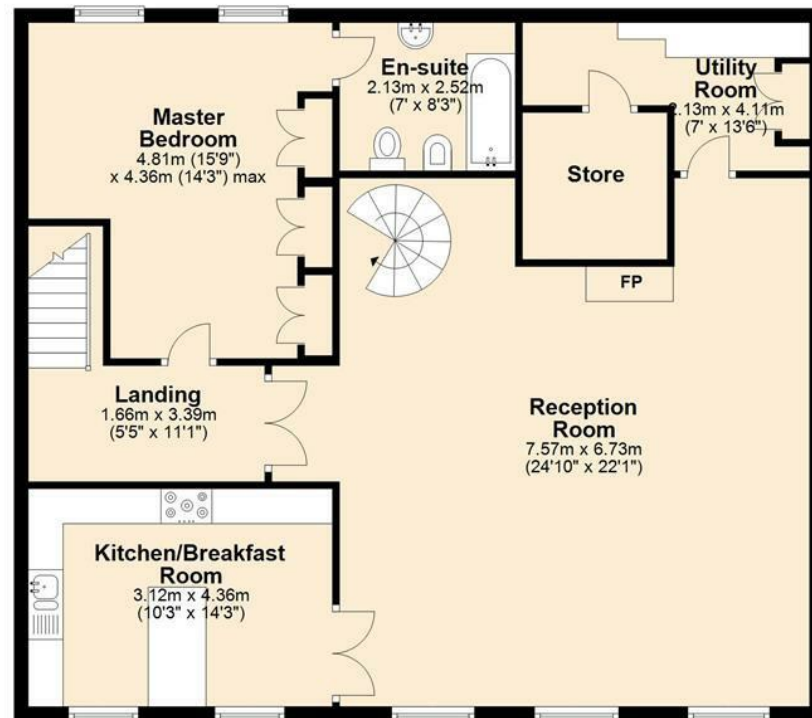
Fourth Floor

Approx. 65.5 sq. metres (705.5 sq. feet)



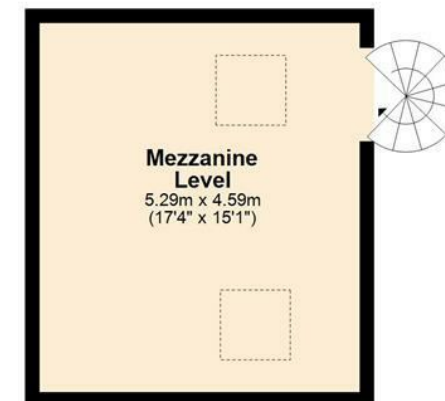
Fifth Floor

Approx. 109.6 sq. metres (1179.5 sq. feet)



Mezzanine

Approx. 24.3 sq. metres (261.4 sq. feet)



Total area: approx. 229.9 sq. metres (2474.1 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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