



4, Goatscliffe Cottages, Grindleford

Hope Valley, S32 2HG

A two-bedroom cottage enviably positioned in the picturesque village of Grindleford benefitting from delightful front garden and superb attic conversion.

A solid wood front door opens to an entrance hall with solid oak flooring running into a sitting room. The sitting room enjoys a front facing aspect with original brick backed, stone-built fireplace with Clear view stove inset. A large front facing window overlooks the patio garden. An opening leads to the dining room with solid oak flooring, generous storage cupboard and bespoke oak storage with granite worktops. The adjoining dining kitchen features a range of solid wood units surmounted by roll edge worktops incorporating four burner hob with extractor over, microwave, dishwasher, washing machine and undercounter



- Two bed extended mid terrace cottage in heart of picturesque Grindleford
- Dining kitchen with breakfast bar and fitted appliances
- Luxury bathroom
- Pretty patio garden

- Sitting room with stone fireplace and Clearview stove
- Master bedroom with fitted storage and feature fireplace
- Superb attic room ideal for home office or occasional use

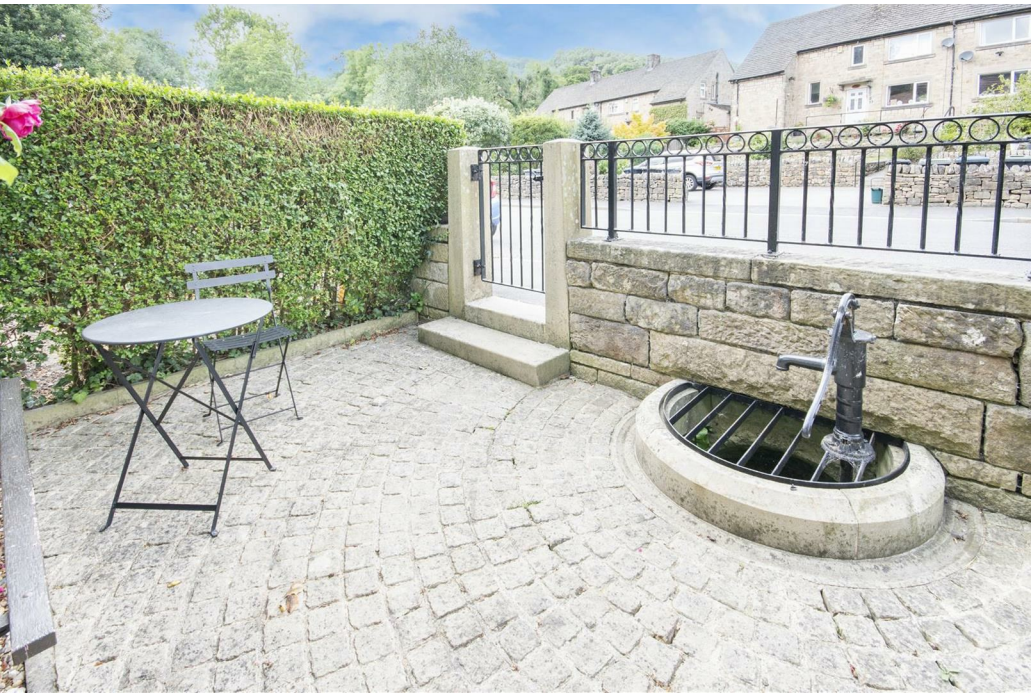
- Spacious dining room with fitted oak storage
- Further generous single bedroom with bespoke fitted storage
- Delightful views of surrounding area



fridge freezer. A stainless-steel sink and drainer is set beneath a rear facing window. The kitchen features a spacious peninsular unit with breakfast bar and dryer. A door provides access to the rear of the property.

From the entrance hall stairs rise to the first-floor landing with solid wood doors to all rooms. Bedroom two is a rear facing generous single room with solid wood fitted units, vanity unit and views towards jubilee rocks. A luxury family bathroom comprises of low flush w/c, wall mounted wash basin and bath with chrome shower over. The bathroom benefits from a chrome heated towel rail. The master bedroom is a magnificent front facing room with large window providing superb natural light. This lovely room has a brick feature fireplace and mirrored fitted storage. From the master bedroom a hidden staircase provides access to a versatile attic room with solid wood flooring, extensive eaves storage and rear facing large Velux window with views towards Hay Wood and Jubilee Rocks.

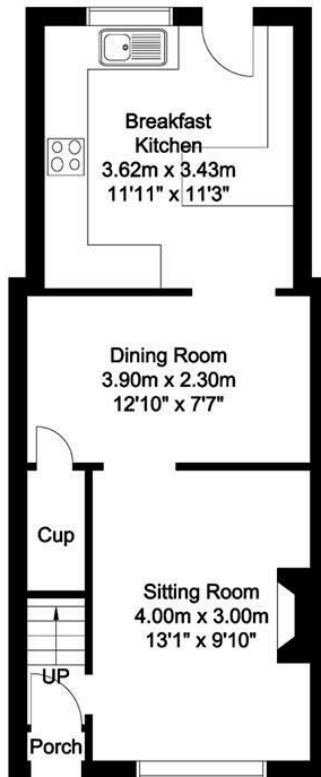
Outside is a delightful patio garden with feature lit well and wrought iron railings. Ideal for sitting out in summer months. To the rear of the property steps lead down a small patio area with an external store.



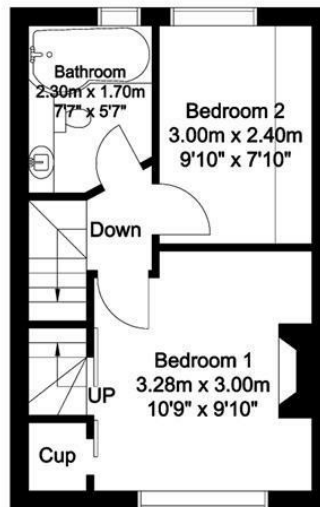




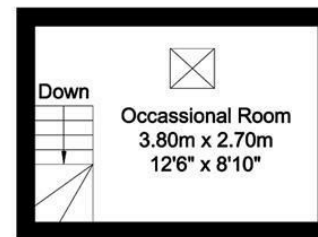
Ground Floor
38 sq m/409.02 sq ft
Approx.



First Floor
25 sq m/269.09 sq ft
Approx.



Second Floor
11 sq m/118.40 sq ft
Approx.

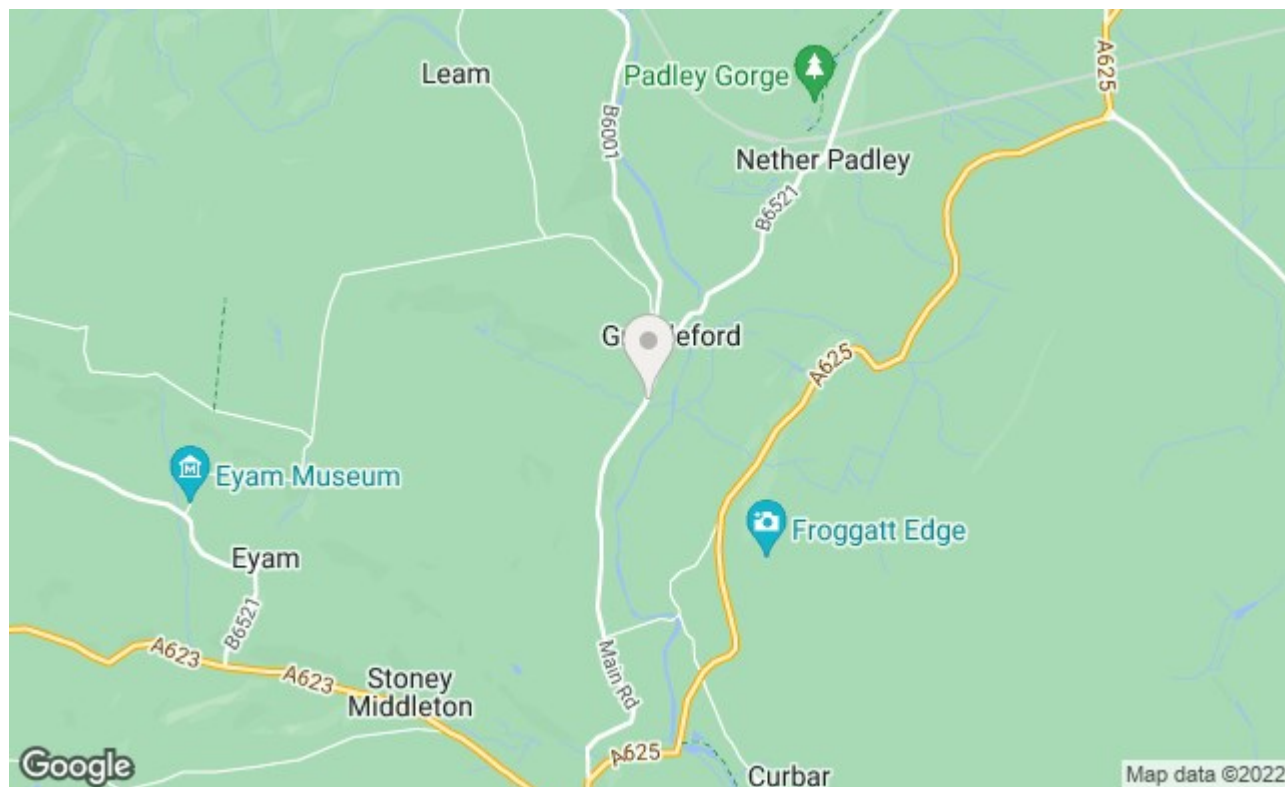


Outbuilding
2 sq m/21.52 sq ft
Approx.



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 rooms 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 a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2022

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**
ESTD 1840