



Roslyn, Smithy Hill

Bradwell, Hope Valley, S33 9JR

The front door opens to the spacious dining kitchen with a central kitchen island and space for a family sized table and chairs. The kitchen itself has a range of Shaker style units surmounted by extensive work top space incorporating a double oven with four burner hob and extractor fan over, integral washing machine and integral dishwasher. There is space for an American style fridge freezer and a breakfast bar off the kitchen island. The adjoining dining area has fitted storage beams to the ceiling and exposed stone work. A front facing view overlooks the garden with superb views over to Bradwell Edge. An inner hallway provides access to the sitting room and stairs rise to the first floor landing. The sitting room enjoys a dual aspect with French windows opening to the garden. The focal point of the room is the fireplace with stone lintel hearth and living flame gas stove.



- Delightful three bedroom cottage in the village of Bradwell
- Sitting room with original fireplace and stove
- Family shower room
- Potential for extra parking space
- Spectacular far-reaching views across the village to Bradwell Edge
- Spacious master bedroom with adjoining WC
- Easily maintained garden
- Spacious dining/kitchen with kitchen island
- Two further bedrooms
- Off road parking for one vehicle



Stairs rise to the first floor landing with panelled doors to all rooms. Bedroom One is a generous double bedroom with two windows providing lovely views to Bradwell Edge. This lovely room enjoys original beams to the ceiling and walk in WC, with washbasin and heated chrome towel rail. Bedroom two is a further front facing double bedroom with fitted wardrobes and the same spectacular view across the village to Bradwell Edge. Bedroom three is a single bedroom with rear facing aspect. The family shower room completes the accommodation featuring a low flush WC walk in shower and washbasin with storage beneath. This room features fitted storage, window light and exposed stone wall.

Outside to the front of the property is off road parking for one vehicle and a delightful, easily maintained garden featuring raised beds and extensive patio area. The patio runs the length of the property and a further terraced area to the side offers wonderful views of Bradwell Edge. Externally, a timber shed and potential for an additional parking space if required.

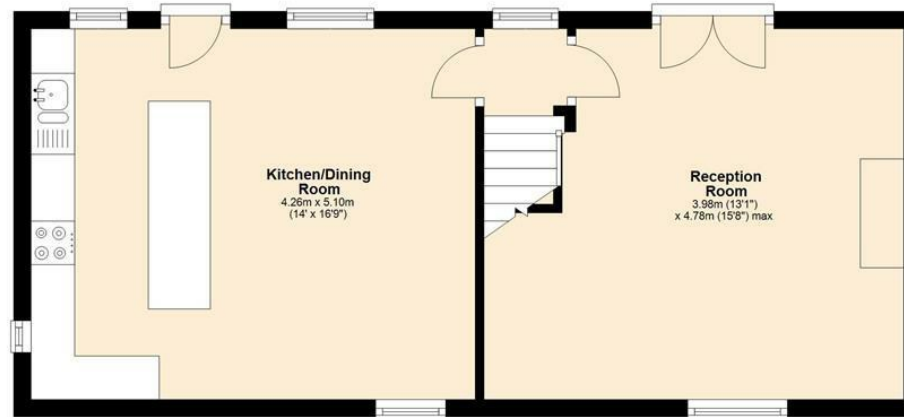






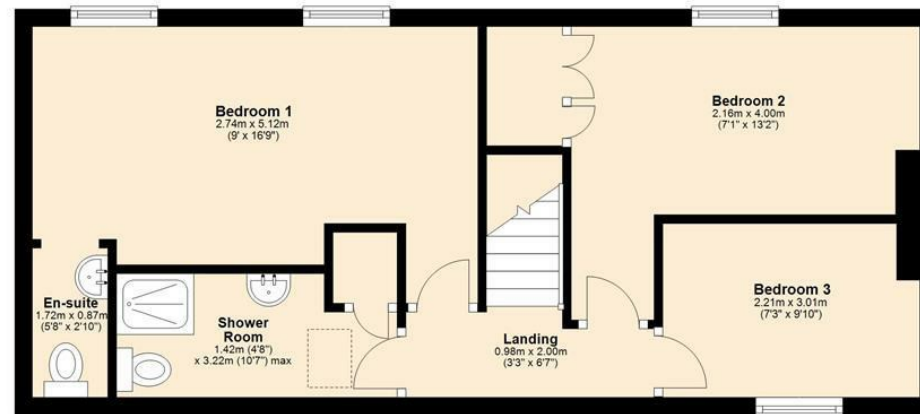
Ground Floor

Approx. 42.7 sq. metres (459.3 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



Total area: approx. 85.9 sq. metres (924.8 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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