

EADON LOCKWOOD & RIDDLE
ESTD 1840

20 Mount Pleasant Road

Grindleford, Hope Valley, S32 2JE

25% Shared Ownership

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20 Mount Pleasant Road





Description

Accommodation
The front door opens into a welcoming reception hall, which benefits from a useful under-stairs storage cupboard, a cloakroom with WC and access to the ground-floor accommodation. The sitting room enjoys a dual aspect, allowing plenty of natural light and taking full advantage of the attractive views across the valley and towards the garden.

The dining kitchen is fitted with a range of units with work surfaces over, incorporating a stainless-steel sink and drainer, a four-burner gas hob with extractor hood over the oven. There is additional space for a washing machine and an American-style fridge freezer. The dual-aspect room enjoys pleasant garden views and provides ample space for a dining table and chairs.

Stairs rise from the reception hall to the first-floor landing, which provides access to both bedrooms, the family bathroom and a useful laundry cupboard. Bedroom one is a double bedroom enjoying lovely views across the Derwent Valley towards Haywood. Bedroom two is a further double bedroom, overlooking the garden and surrounding open countryside. The family bathroom is fitted with a suite comprising a low-flush WC, a bath with shower over and a washbasin set within a useful storage unit.

Outside
To the front, the property is approached via a short flight of steps leading to a gravelled terrace, where the elevated position affords lovely views across the surrounding valley. Numbered allocated parking for one vehicle is available directly to the front of the property.

To the rear is a stunning landscaped garden, thoughtfully arranged to include a level lawn, additional terraced areas, floral borders and stone-chip pathways that meander through the garden. Water features add further interest, while a variety of seating areas and decking provide ideal spots for relaxing, enjoying the sunshine and taking in the spectacular views across the Derwent Valley. A timber shed with power is included in the sale. Backing directly onto open countryside, the garden offers a wonderful sense of space and tranquillity, making it a particularly appealing feature of this delightful home.

Important Please read
A 25% shared ownership share is available for £56,250, with rent payable on the remaining share of currently £388.33 pcm. Further shares can also be purchased up to 80%

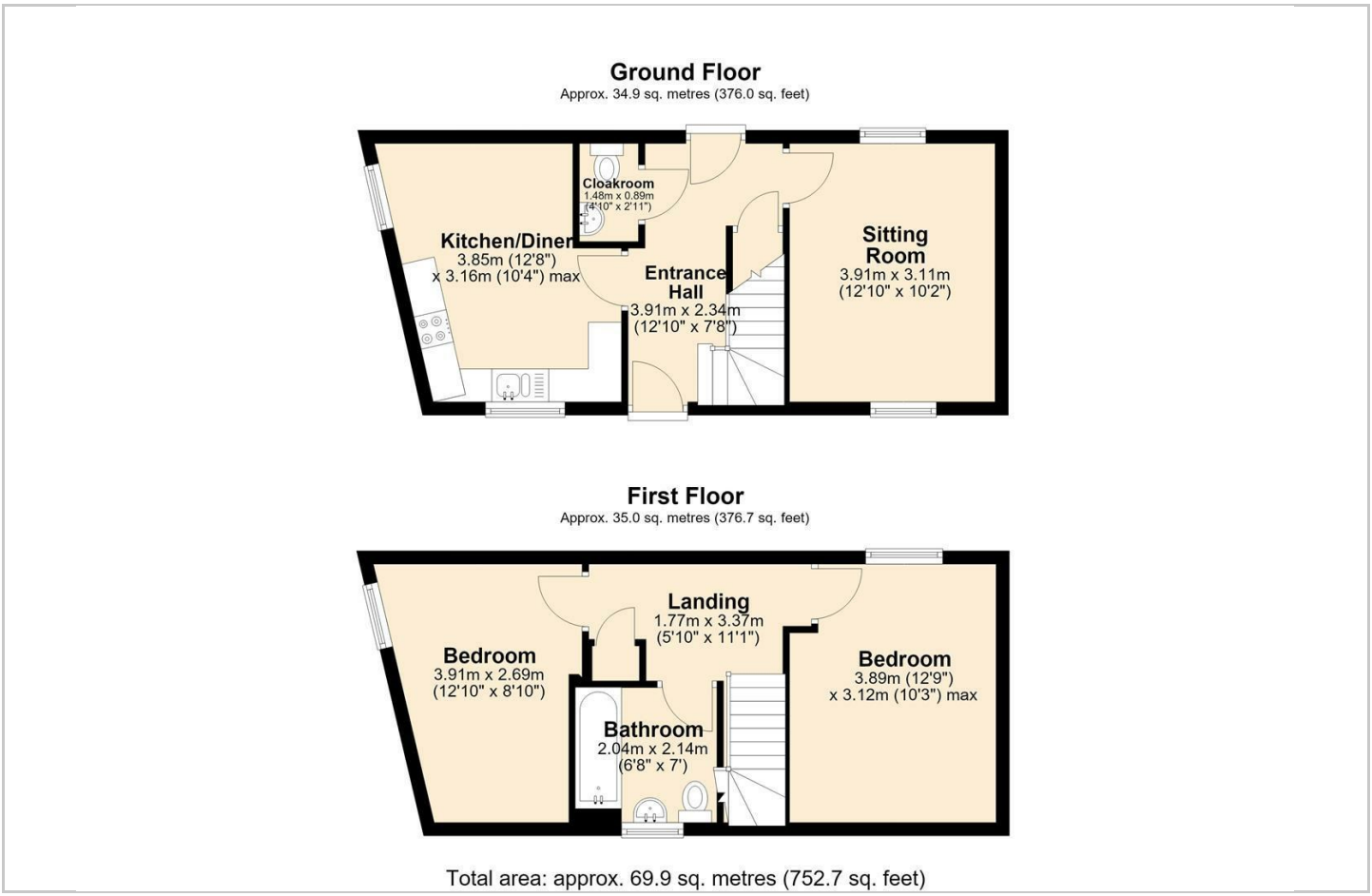
“Local Qualification Provisions” means:
(a) a person who (immediately prior to taking occupation of the Premises) falls within one or more of the following categories:
(b) a person (and his or her dependants) who has a minimum period of 10 years permanent residence in the Parish or an Adjoining Parish
(c) a person (and his or her dependants) not now resident in the Parish but with a strong local connection with the Parish, including a period of residence of 10 years or more within the last 20 years.
(d) a person who has an essential functional need to live close to his or her work in the Parish or an Adjoining Parish.

Adjoining parishes
Baslow & Bubnall, Eyam, Hathersage, some of Holmesfield, Stoney Middleton, Grindleford, Nether Padley, Calver, Froggatt, Highlow, some of Hallam.
Hallam and Holmesfield parishes are both split by NP boundary so depends where they live in those parishes.




Gulf

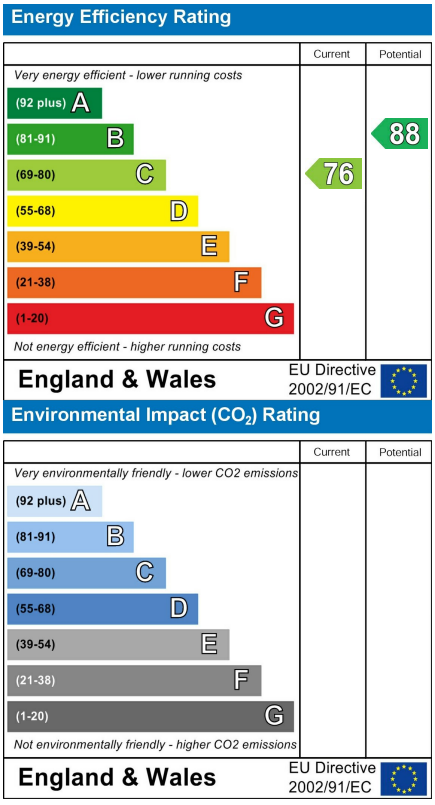
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our ELR Hathersage Office on 01433 651888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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