

Holly Cottage, Joan Lane, Hope Valley, S33 0AW

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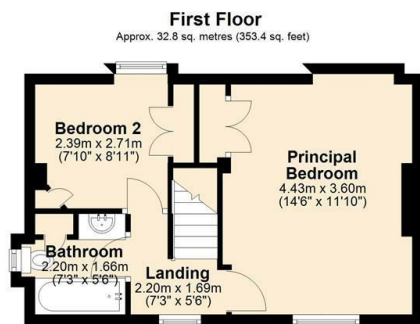
Description

A pretty period cottage that is available on the market for the first time in over fifty years. The property requires a general scheme of modernisation throughout however, with some TLC, and the willingness to invest your time and money this property could be transformed into a quite lovely home. The adjacent property has been extended to the rear to form additional accommodation and, it is suggested, that there is the potential to do the same here. This would of course reduce what is already a small garden however, part of the attraction of Holly Cottage, is the generous parcel of land that is found on the other side of Joan Lane. This lovely open space that commands a splendid view, would offset the development of the existing garden. The land offers huge possibilities and, although it will be sold with a restriction on developing 'any house or structure on the site', offers a great setting for a magnificent garden or both recreational or equestrian pursuits. With a garage, located to the side of Holly Cottage, which could be altered to create a stable (subject to consent), there is still the possibility to have a horse here. Bamford is a highly regarded village in the stunning Hope Valley. The village has a good range of local amenities that include a challenging golf course, a train station that provides links to both Sheffield and Manchester's city centres and of course the surrounding countryside is always on hand to enjoy however you so choose. This is an exciting opportunity for someone to take this lovely property on and transform it into their dream home.

- Separate, generous plot of land included in the sale and located over the road - perfect for recreation or equestrian usage but having a covenant on to restrict building 'any house or structure on'
- Semi detached, stone built period cottage with potential to extend at the side and rear (subject to regs and consent)
- No onward chain
- Two bedrooms including one good double
- Large reception room with a wood burning stove
- Spacious breakfast kitchen with a walk in pantry
- Bathroom
- Off road parking, detached garage and gardens to the front side and rear
- Unregistered freehold - being registered during the sale by Knights Solicitors who hold the deeds
- Council Tax Band D, partial double glazing, electric storage heaters and an EPC rating of E38







Total area: approx. 85.0 sq. metres (915.2 sq. feet)



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