



Gulshan, The Bent, Curbar, Hope Valley, S32 3YD

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A three bedrooomed detached bungalow peacefully located in the highly sought after village of Curbar, benefitting from delightful gardens, extensive off road parking and two garages. Occupying a spectacular location with Curbar Edge as it's backdrop, this spacious bungalow has flexible accommodation arranged over one floor with far reaching views across the Derwent Valley. The property requires updating in parts and represents a very rare opportunity to extend or re-develop in one of the regions most picturesque locations.

From the rear of the property a door opens to covered porch leading to a cloakroom/wc and a spacious entrance hall. The dining kitchen features a range of units with extensive worktops incorporating a double sink and drainer and five burner range with extractor over. There is space for a breakfast table and chairs and panoramic views of Curbar Edge. The adjoining utility room has further unit storage, stainless steel sink and drainer and space for a fridge freezer and washing machine. An inner hallway with rear door to the garden opens to a study/home office with a dual aspect and bay window offering a lovely view over the garden.

The sitting room is accessed from the reception hall with a large window affording views across the valley. The room features parquet flooring and original stone built fireplace. At the heart of the property is a



- Spacious three/four bedrooomed bungalow in the village of Curbar
- Two reception rooms and conservatory
- Delightful gardens and grounds
- Tenure: Freehold. Council Tax Band: G Derbyshire Dales
- Panoramic views of Curbar Edge
- Kitchen with adjoining utility room
- Solar panels
- Integral garage, further garage and extensive off road parking
- Study/ bedroom four
- Potential for further development or extension, subject to PP



further reception/dining room with sliding doors opening to a conservatory overlooking the garden.

An inner hallway provides access to two bedrooms. Bedroom one is a large double bedroom with parquet flooring and bay window overlooking the valley. The room features extensive fitted wardrobe space. Bedroom three is a single bedroom with side facing aspect. The family bathroom features a white suite with walk-in bath with electric shower over, low flush wc, washbasin and chrome heated towel rail. An inner hallway provides access to an integral single garage with up and over door.

Accessed from the reception hall is a further double bedroom with dual aspect, fitted wardrobe space, shower enclosure and wall mounted washbasin.

Outside

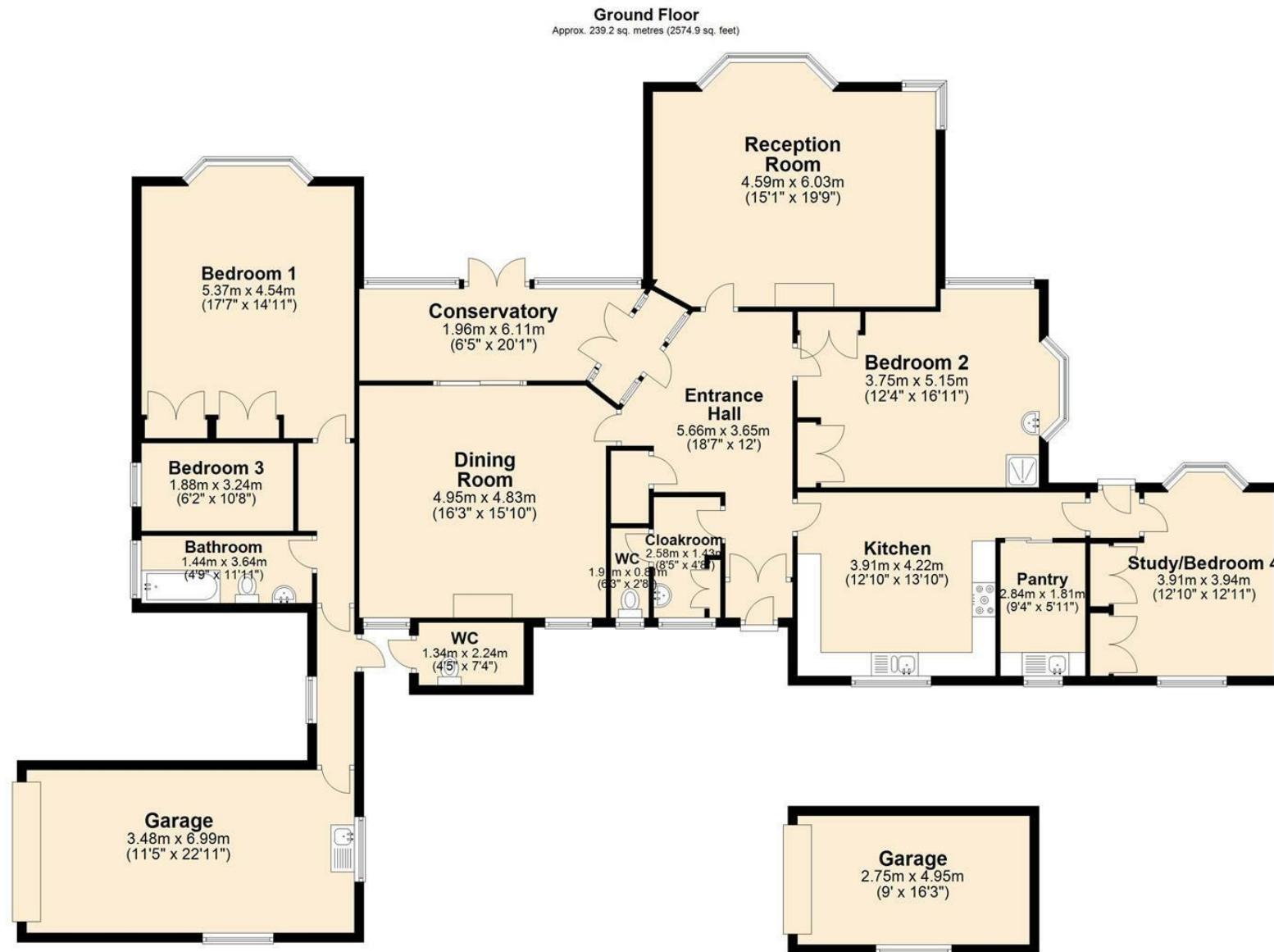
Gulshan is approached via a driveway shared with the neighbouring property, leading to two extensive parking areas with two garages, one linked to the main house. Delightful gardens surround the property with level lawn, deep floral borders and large patio terrace fronting the property. The front garden features an array of mature trees and shrubbery and gated access to the Bent.

To the southern side of the property is a further piece of land, held on a separate title with various fruit trees, soft fruits and wild flower garden. Two greenhouses and a timber shed are included in the sale. Gulshan and its adjoining land and gardens extend to around 1 acre.

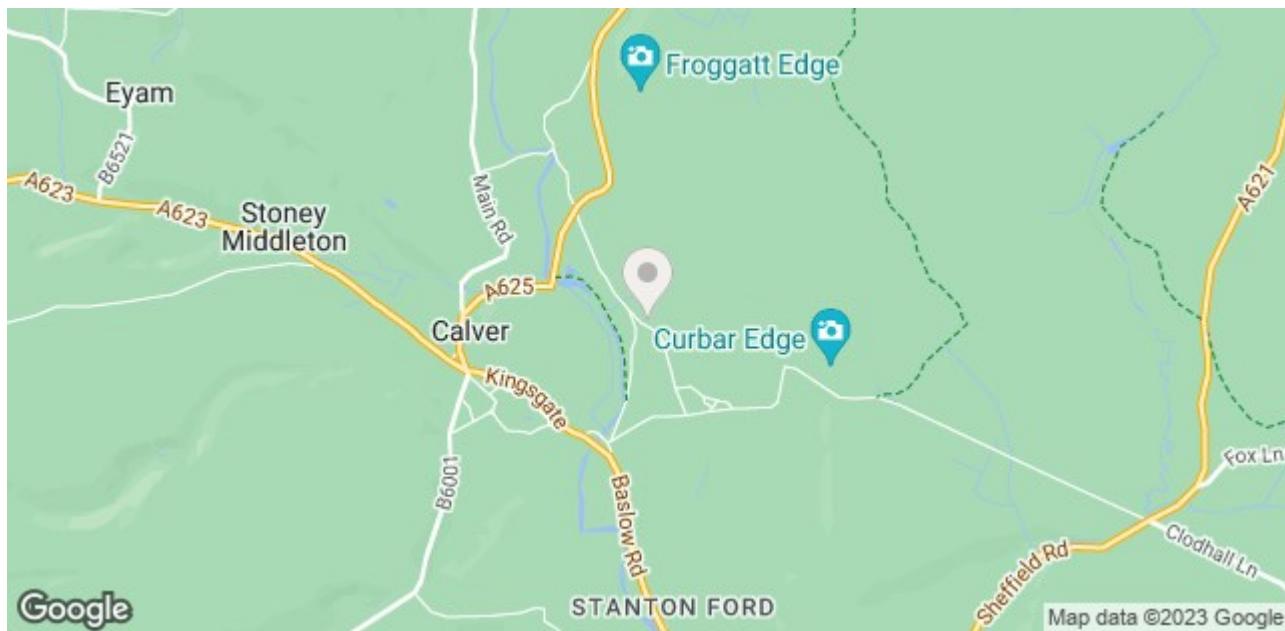








Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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