



Holly Cottage, Bradshaw Lane, Foolow, Hope Valley, S32 5QR

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An extended two bedrooned semi-detached cottage enviably located in the village of Foolow benefitting from south facing garden and adjoining single garage. Occupying a delightful position overlooking the heart of Foolow and it's charming duck pond, this pretty cottage has spacious accommodation arranged over two floors offering many original features including stone-built fireplaces, original beams and exposed stone lintels.

The front door opens to an entrance hall with quarry tiled flooring and access to a utility room. This spacious room features a range of units with roll edge worktops, sink and drainer, high ceilings and space for a washing machine. In the corner is a WC and access to the adjoining single garage. Accessed from the entrance hall is a spacious dining kitchen featuring a range of units with roll edge worktops, oven with four burner hob, fridge freezer and dishwasher. A sink and drainer are set beneath a front facing



- Charming two bedrooned cottage in the highly sought after village of Foolow
- Sitting room with gritstone fireplace
- Two spacious bedrooms
- Internal viewing essential
- Pretty south facing garden
- Dining kitchen
- Family bathroom
- Beautiful aspect across the village
- Spacious dining room
- Generous single garage



window overlooking the garden and village. The kitchen features tiles to the floor and space for a dining table and chairs. At the heart of the property is a spacious dining hall with original stone-built fireplace. This versatile space is currently used as a study and features exposed stone lintels and staircase rising to the first floor. The sitting room is a lovely dual aspect room with original beams to the ceiling and delightful garden aspect. The focal point of the room is provided by a gritstone fireplace with wood burning stove.

Stairs rise to the first-floor landing with access to all rooms. Bedroom one is a generous double bedroom with dual aspect and lovely view across the garden to the heart of the village. This room features fitted storage. Bedroom two is a further double bedroom with fitted wardrobe and dual aspect overlooking the garden. The family bathroom completes the accommodation featuring contemporary style bath with chrome attachments, low flush WC, washbasin and a separate shower enclosure with chrome fittings. The bathroom features a tiled flooring, heated towel rail and medicine cabinet.

Outside, to the front of the property is a delightful south facing garden laid to lawn with a large patio area and separate seating area. The garden is defined by dry stone walling with a number of small shrubs and trees. It's south facing orientation ensures sun virtually all day and there is a lovely aspect across the village duck pond and Foolow Chapel. To the side of the property is a detached integral garage accessed from the utility room in need of modernisation.

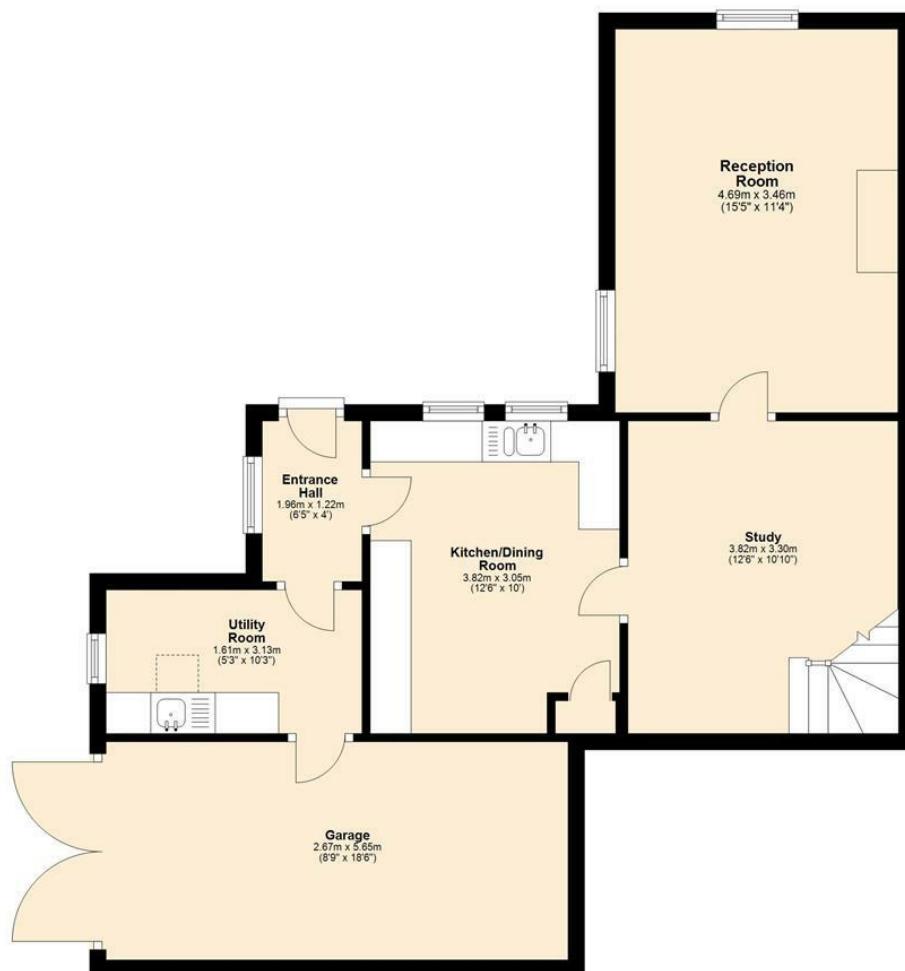






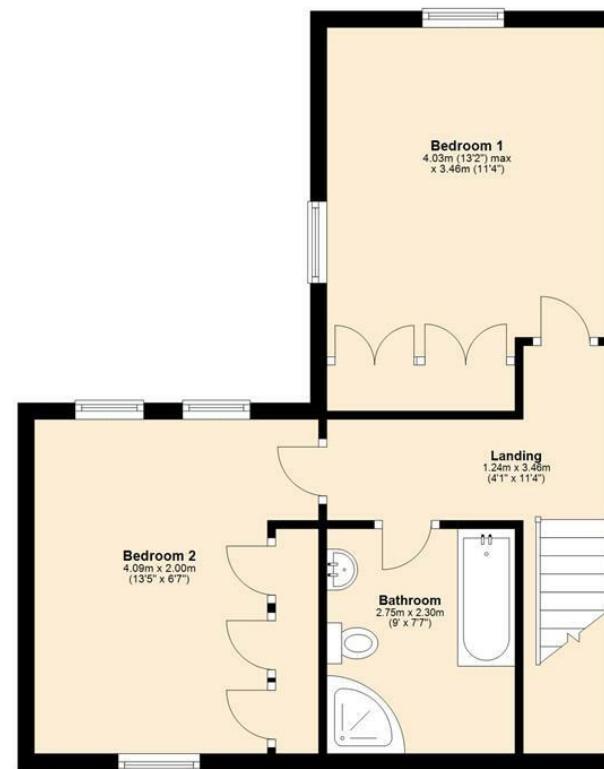
Ground Floor

Approx. 65.2 sq. metres (701.7 sq. feet)



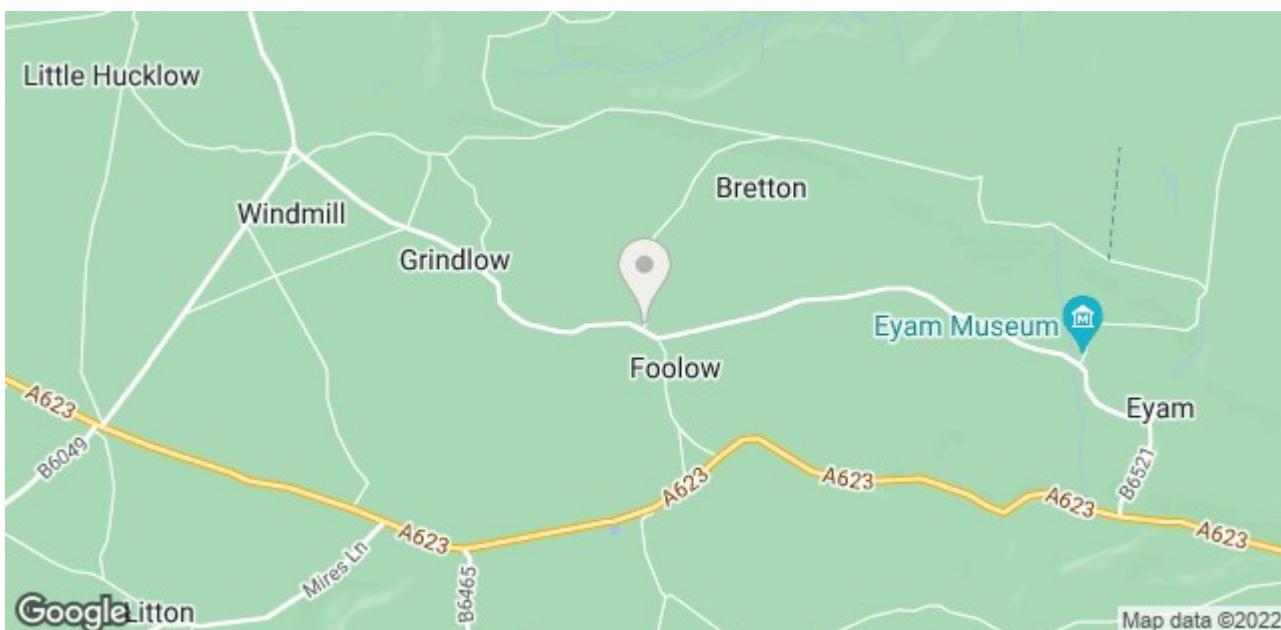
First Floor

Approx. 45.3 sq. metres (487.3 sq. feet)



Total area: approx. 110.5 sq. metres (1189.0 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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