



Croft Cottage, Brough

Hope Valley, S33 9HG

A charming three double bedroomed semi-detached cottage beautifully positioned in the Hamlet of Brough, benefitting from delightful rear garden, large two-storey garage, and further off-road parking. Occupying a delightful setting backing onto open fields, with far reaching views, this deceptively spacious cottage has bright, characterful accommodation arranged over two floors including three reception rooms, kitchen, utility room and home office.

A solid wood front door opens to a spacious entrance hall with Parquet flooring and pleasant front facing aspect. A further door leads to an inner hallway providing access to all ground floor accommodation and stairs to the first-floor. The sitting room is a dual aspect room with a stone-built fireplace hearth and cast-iron gas stove. From the sitting room, there are lovely views across the rear garden and adjoining countryside. At the heart of the property is a spacious lounge with original beams to the ceiling and large window overlooking the garden. A glazed door provides superb natural light and leads to the garden. Accessed off this reception room is a home office and downstairs WC. To the western end of the house is a large open plan dining kitchen with space for family table and chairs and snug area. Three windows provide good natural light with beams to the ceiling. An opening leads to a country style kitchen featuring a



- Charming three bedroomed semi-detached cottage in the hamlet of Brough.
- Block paved driveway parking to the front and side
- Potential to add ensuite to bedroom two, subject to planning permission
- Lapsed planning to extend to the rear, both subject to planning permission
- Previously two separate cottages
- Delightful south facing rear garden backing onto open countryside
- Three generous double bedrooms
- Large two-storey garage with electric roller doors
- Three spacious reception rooms and kitchen
- Home office, utility room, parquet flooring, family bathroom and two further WCs



range of oak units surmounted by granite worktops, incorporating four burner hob with extractor over, double Neff oven, fitted fridge-freezer, and undercounted dishwasher. A stainless-steel sink and drainer are set beneath a rear facing window overlooking the garden. Accessed from the dining kitchen is a utility room with further unit space, stainless steel sink and drainer and plumbing for a washing machine. The property also has an intruder alarm system. A glazed stable door leads to the garden.

Stairs rise to the first-floor landing with access to all accommodation. Bedroom one is a generous dual aspect double bedroom with lovely views across adjoining countryside. This room benefits from fitted wardrobes. Bedroom two is a further double bedroom with fitted wardrobes, sink and vanity unit. Bedroom three is a further double bedroom with front facing aspect, fitted vanity unit and shower. There is space and potential to incorporate and ensuite. Accessed off the landing is a WC and fitted laundry cupboard. A spacious family bathroom completes the accommodation featuring a low flush WC, bidet bath, wash basin and separate shower enclosure.

Outside, to the front of the property is block paved, off-road parking providing access to a large two-storey garage, with electric roller doors. To the front of the property is further gated block paved off-road parking, a deep floral border and cobbled area with potential for further parking if required. To the rear of the property is a walled garden accessed via a lovely oak door. This pretty garden features large patio area, raised lawn and deep floral borders. The boundaries are defined by dry stone walls, and there is access to the garage and a timber shed. The garden backs onto a farmer's field and there are lovely views towards Winhill.







Ground Floor

Approx. 103.4 sq. metres (1113.1 sq. feet)



First Floor

Approx. 78.2 sq. metres (841.7 sq. feet)



Total area: approx. 181.6 sq. metres (1954.8 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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