



Haywood Farm, Main Road, Nether Padley, Grindleford, Hope Valley, S32 2HE

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Hope Valley, S32 2HE

## Description

The farmhouse itself retains a wealth of original period features, with exposed beams, stonework, and traditional craftsmanship enhancing its historic charm. On the ground floor a spacious entrance hall sets the tone, leading into an impressive dual-aspect reception room centred around a stone fireplace with a multi-fuel stove, creating a warm and inviting focal point. This room enjoys views across the valley and large windows allow natural light to fill the space.

A further dual aspect reception room is used as a dining room, featuring a multi-fuel stove, which flows seamlessly into a beautifully designed breakfast kitchen, where contemporary fitted units, and a five-burner range cooker blend modern convenience with timeless style. There is also potential to introduce a contemporary 'glass box' extension to the southerly elevation, subject to the necessary consents. A utility room and stylish cloakroom/WC complete the ground-floor accommodation.



- Stunning 18th Century Farmhouse set in 8 acres of gardens and woodland
- Two reception rooms with multi-fuel stove
- Outbuildings offering potential for conversion, subject to Planning Permission
- Easy access to Sheffield and Manchester by car and rail links in the village.
- Located between the River Derwent, Hay Wood and Longshaw Estate
- South west facing position with lovely view across the Hope Valley
- Extensive off road parking and carport/garage with plans for annex
- Contemporary kitchen with adjoining utility area
- Four double bedrooms, one en-suite
- Offers potential for multi-generational living



Upstairs, the first-floor landing benefits from built-in storage and provides access to four well-proportioned bedrooms. The principal bedroom is a generous dual-aspect double, with wonderful views, complemented by a spacious en-suite shower room. A second dual-aspect double bedroom enjoys a bright southerly outlook, while two further double bedrooms overlook the valley. One features a mezzanine level and access to an expansive loft space. The loft presents outstanding potential for additional accommodation for multi-generational living or a large home office, subject to planning approval. A family shower room completes the first floor.

Outside, the property is approached via a sweeping private driveway offering generous off-road parking. The stone-built garage/carport, together with additional outbuilding, provide excellent scope for storage, workshops, or future development. The grounds are a true highlight, featuring beautifully landscaped gardens, deep planted borders, and mature specimen trees, all blending seamlessly into areas of woodland. Two wildlife ponds attract an abundance of birds and nature, while woodland walks, and a timber summer house, ideal as a garden office, create a sense of tranquillity. A secluded stream-side seating area offers a peaceful retreat, perfect for quiet reflection or relaxed evenings outdoors.

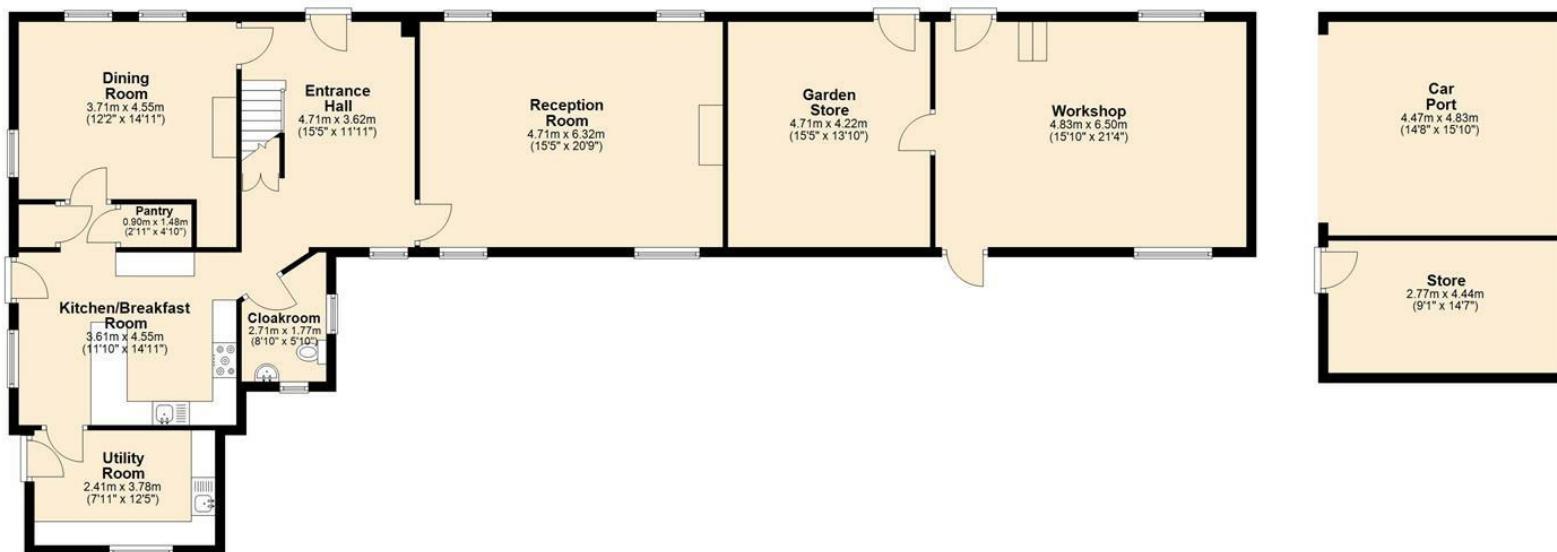
This is a rare opportunity to acquire a historic rural home of genuine character, offering land, privacy, development potential, and a breathtaking natural setting in one of the region's most scenic and desirable locations.



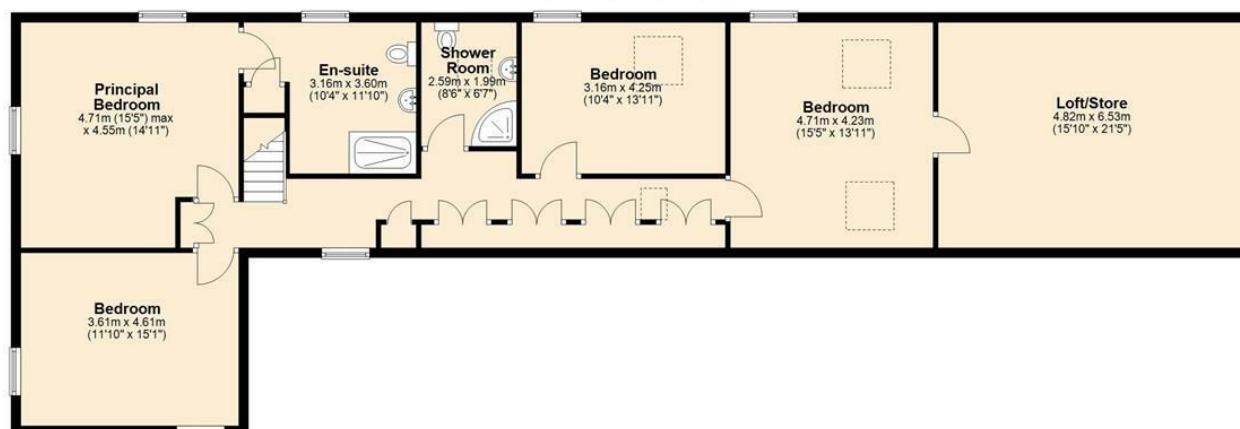




**Ground Floor**  
Approx. 187.6 sq. metres (2019.0 sq. feet)



**First Floor**  
Approx. 137.5 sq. metres (1479.7 sq. feet)



Total area: approx. 325.0 sq. metres (3498.7 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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