



Prospect Cottage, Smalldale, Bradwell, Hope Valley, S33 9JQ

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A three bedrooned detached cottage enviably located in Smalldale, Bradwell, with off road parking for three vehicles, stunning cottage gardens and views of Bradwell Edge, Win Hill and Bamford Edge. Occupying a glorious tucked away position, this wonderful Victorian cottage has beautifully appointed and flexible accommodation arranged over two floors.

A covered porch leads to the glazed front door which opens to the dining room with brick backed fireplace and large front facing window with views of Bradwell Edge. A stained and leaded glass rear facing window provides an attractive feature and there is space for a family sized dining table and chairs. An open plan kitchen has a range of solid wood fitted units with granite work tops incorporating a butler sink. At the heart of the kitchen is a five burner Rangemaster cooker set in a stone built surround, space for two under counter fridge and freezer, a front facing window with delightful garden aspect and two rear side windows. The kitchen also features integral washing machine and dishwasher.

From the dining room steps lead up to a dual aspect sitting room with oak flooring and picture window with views of Win Hill, Lose Hill and Bamford Edge. The focal point of the room is provided by a fireplace with solid wood fire surround and electric stove.



- Delightful three bedrooned Victorian cottage in the village of Bradwell
- Truly idyllic, tucked away location off Smalldale, Bradwell
- Sitting room with oak flooring
- Freehold. Band E Derbyshire Dales council tax
- Off-road parking for three vehicles
- Kitchen with granite work tops and range cooker
- Versatile garden room
- Charming cottage garden with magnificent views and garden room
- Spacious dining room
- Dual aspect master bedroom with fitted storage



From the dining room steps lead down to a dual aspect bedroom with wood burning stove and door to the garden. This versatile room could easily be used as a reception room.

Stairs rise from the entrance hall to the first floor landing with latched doors to all rooms. The dual aspect master bedroom is a spacious double bedroom with extensive fitted storage and a large window with lovely views across the garden and Bradwell Edge. A particular feature of note is the original cruck beam. Bedroom two is a generous single room with the same lovely views, currently used as an office with a double sofa bed. The family shower room with a white suite completes the internal accommodation and comprises shower enclosure with chrome Victorian style attachments, pedestal wash hand basin and low flush WC.

Outside, to the side of the property is gated off-road parking for three vehicles with covered bin store and wood store. There are magnificent views of the Hope Valley towards Win Hill, Bamford Edge and Stanage Edge. Fronting the property is a stone flagged patio with decorative arch and covered pergola. From the patio area there are wonderful views of Bradwell Edge. A stone flagged pathway meanders down the garden past deep floral borders and level lawn. Through a further archway is a sunken slate garden, ideal for summer entertaining with covered seating area.

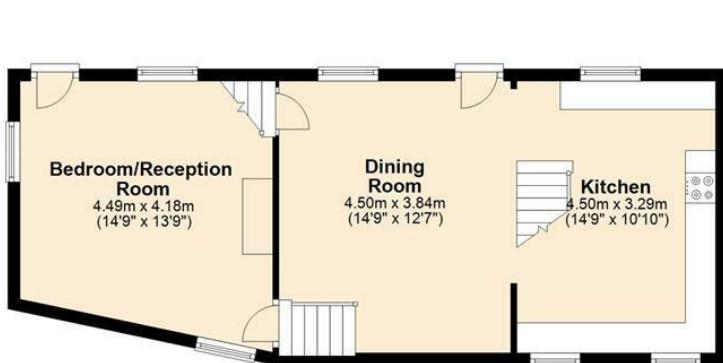
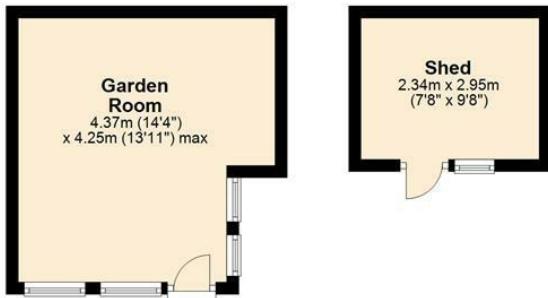
Accessed from the sunken garden is a recently renovated garden room with power, which is ideal for a variety of uses including gym or office. There is also a separate garden shed with electricity, ideal for storage.







Ground Floor
Approx. 73.9 sq. metres (794.9 sq. feet)



First Floor
Approx. 50.7 sq. metres (545.4 sq. feet)



Total area: approx. 124.5 sq. metres (1340.3 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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