



# 19, Calver Mill

Hope Valley, S32 3YY

An exceptional split level penthouse apartment located on the top floor of this landmark residential development, benefitting from magnificent views, two garages and use of spectacular communal grounds. Occupying a superb location in a highly sought-after village close to local shops and amenities and within easy reach of Bakewell, Chatsworth Estate and the city of Sheffield. This spacious stylish apartment is set over three floors and benefits from beautifully maintained communal grounds and shared use of the gymnasium.

The main security entrance door opens to the communal hallway with lift and stairs to the fourth floor. The front door opens to the reception hall with Amtico flooring, fitted under stairs storage and staircase leading to the first floor. The master bedroom is a generous double bedroom with two windows offering superb views across Calver Mill towards Curbar Edge. The stylish en-suite shower room features contemporary style wash basin, Azure tiled shower enclosure with chrome attachment, low flush WC and chrome heated towel rail. Bedroom two is a further double bedroom with



- Two/three bedroomed split level penthouse apartment in Calver Mill
- Two garages
- Master bedroom with luxury en-suite shower room
- Versatile mezzanine level
- Stunning L-shaped reception room with adjoining dining area
- Dining kitchen with quartz work surfaces
- Magnificent communal grounds
- Spectacular views towards Curbar Edge
- Spacious luxury family bathroom
- High ceilings, turning staircase and secure entry system



magnificent views. Accessed off the hallway is a useful storage cupboard with fitted shelving. The stunning family bathroom comprises "his and hers" wash basins, stand-alone roll top bath with chrome fittings, contemporary style shower enclosure with chrome fittings, low flush WC and chrome heated towel rail.

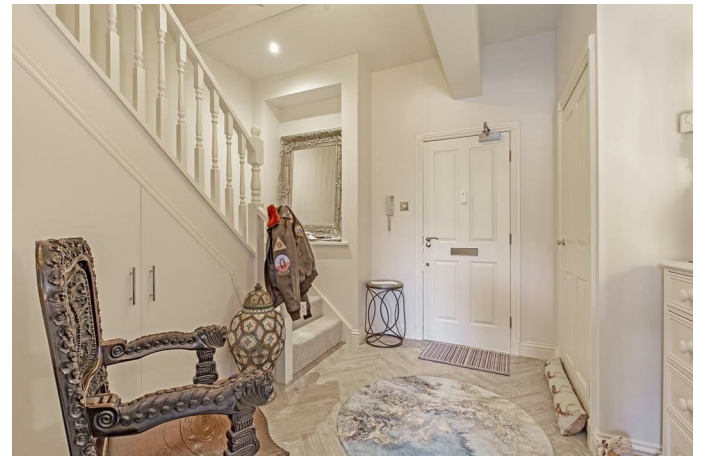
Stairs rise to the first-floor landing with double doors opening to the superb principle reception room with stunning dual aspect and high ceilings throughout. The main living space has stunning views across the development towards Curbar Edge. The spacious dining area has high ceilings and space for a work station. The dining kitchen features a range of contemporary style units surmounted by quartz work tops incorporating sink and drainer, fridge freezer, oven with four burner hob and extractor over, dishwasher, washing machine and wine cooler. A fitted quartz dining table is available by separate negotiation. From the dining kitchen there are magnificent views across the development towards the village of Calver.

A turning staircase leads to a mezzanine level with Velux windows and eaves storage. This versatile space is ideal for guest accommodation or home office.

Outside, the property benefits from two garages, additional visitor parking and use of a private gymnasium. There are beautifully landscaped communal gardens surround the Mill. An internal viewing is highly recommended to appreciate the superb accommodation, views and picturesque riverside location.







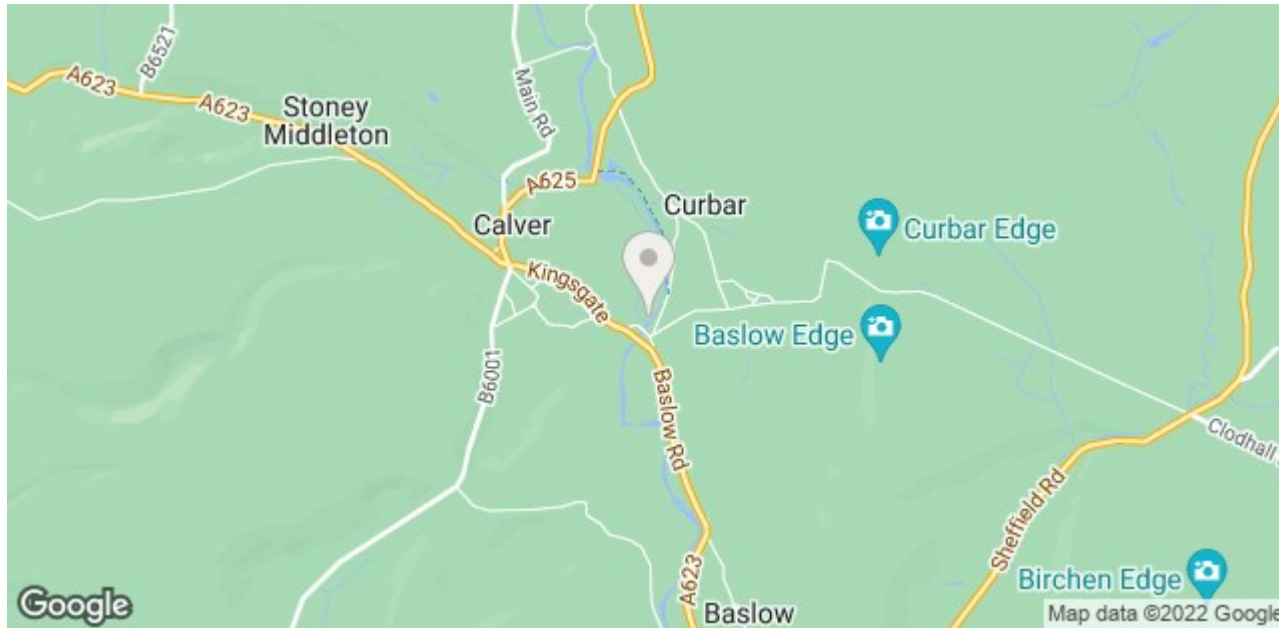


Total area: approx. 132.8 sq. metres (1429.3 sq. feet)

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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