

8 The Roost Heather Lane, Hathersage, Hope Valley, S32 1DQ

Saxton Mee

# 8 The Roost Heather Lane

## Hathersage

Guide Price

# £475,000

Guide price £475,000 to £500,000

Superbly positioned on the edge of the much sought-after village of Hathersage, this impressive three-bedroom apartment combines contemporary living with spectacular views. With a south-facing balcony, two undercroft parking spaces and lift access from the parking area to all floors, it offers an exceptional combination of style, convenience and location.

At the heart of the apartment is a beautifully proportioned open-plan living and kitchen space, designed to make the most of the far-reaching south-westerly views towards Offerton and Eyam Moor. Floor-to-ceiling glazing floods the room with natural light, while sliding doors open directly onto the balcony, creating a wonderful space for relaxing, entertaining or simply enjoying the ever-changing Peak District landscape.

The kitchen is fitted with a comprehensive range of units, peninsula breakfast bar and integrated appliances, including a five-ring Smeg hob, Neff oven, fridge/freezer, dishwasher and washing machine.

The generous principal bedroom features fitted wardrobes, balcony access and a stylish en suite shower room with Villeroy & Boch fittings, a wall-mounted wash basin and a separate shower. A further double bedroom has access to a Jack and Jill bathroom, while the third bedroom provides useful additional accommodation with fitted shelving and storage.

Outside, the communal gardens complement the development, while two private undercroft parking spaces and a separate lockable store provide excellent practical benefits.

Hathersage is one of the Peak District's most desirable villages, renowned for its stunning scenery, strong community and excellent range of amenities. The village offers independent shops, cafés, pubs, restaurants, a swimming pool, together with a railway station providing direct services towards Sheffield and Manchester. The surrounding countryside is quite literally on the doorstep, with an exceptional choice of outdoor pursuits

- Superb Views
- Undercroft Parking For Two Vehicles & Undercroft Storage
- Two Balconies & Communal Gardens
- Peaceful Setting With A Wealth Of Outdoor Pursuits On The Doorstep
- Excellent Local Amenities & Historic Swimming Pool
- Local Rail Links
- Well Presented Throughout
- No Upward Chain
- EPC: B
- Viewings: Hathersage Office











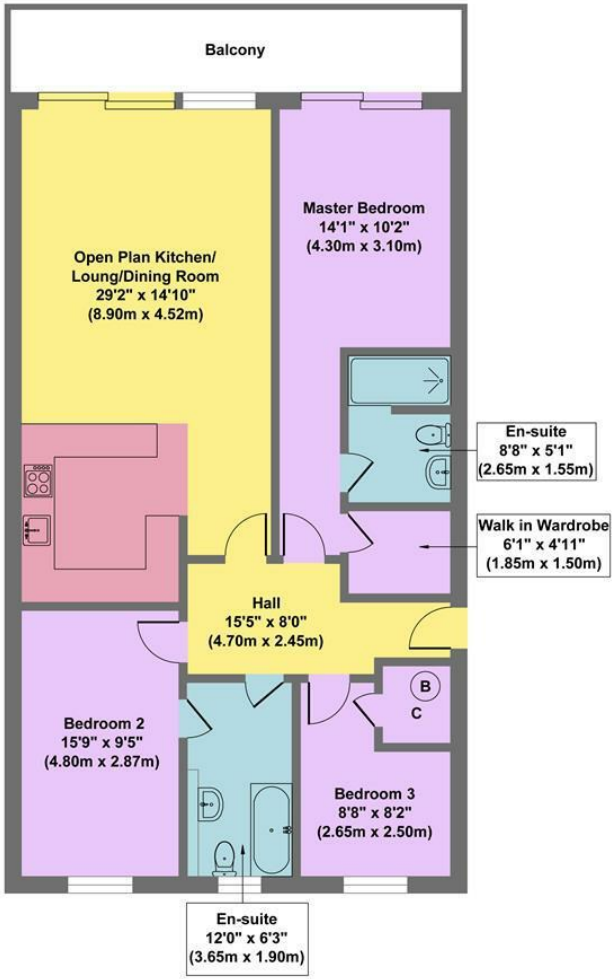








# 8 The Roost




**Approximate Floor Area**
**1158 sq.ft**
**(107.61 sq.m.)**

**Approx. Gross Internal Floor Area 1158 sq.ft / 107.61 sq.m**

Illustration for identification purposes only. Measurements are approximate, not to scale."

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Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

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