



The Cottage Cross Lane, Calver Village, Hope Valley, S32 3XS



# The Cottage Cross Lane

## Calver Village

Offers Around

# £575,000

In a delightful location in the heart of this very picturesque Peak District village, a four bedroom detached cottage with spectacular panoramic views over the valley and to Curbar Edge.

Sympathetically upgraded and tastefully decorated by the current owners, the property offers lovely open plan living space blending original features with modern contemporary living.

Entrance hall opening into dining room, taking full advantage of the spectacular views, leading through to the sitting room, with original old Gritstone fireplace and Clearview log burning stove with integrated oven.

Stunning living kitchen features modern-style shaker quality units with solid oak worktops and a range of integrated appliances, including an oven, microwave, warming drawer, fridge/freezer and dishwasher. Adjacent dining area and underfloor heating. Separate utility area and low flush W.C.

On the first floor landing the bedrooms have feature oak barn doors. Front bedroom with built in wardrobes and built in study area, and hidden access to a walk-in shower and vanity area. Two further double bedrooms and a fourth single bedroom, as well as access to a fully boarded loft providing ample storage. Luxury bathroom attractively fitted out with full suite, including slipper bath and shower cubicle.

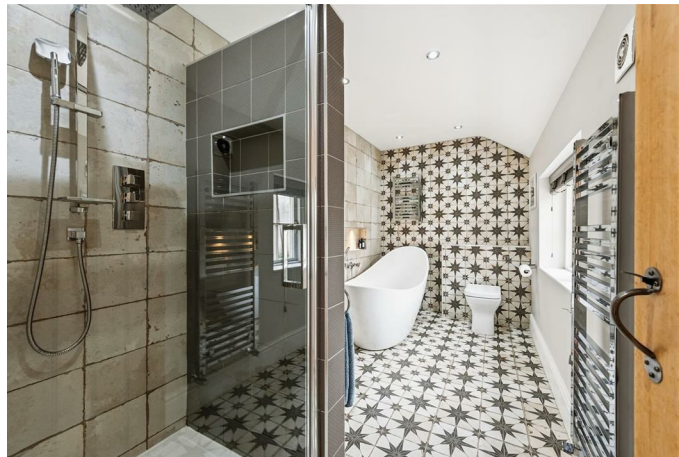
Outside to the front, private driveway providing off-road parking and garden area with large patio taking full advantage of the views to Curbar Edge. To the rear, secluded private courtyard area.

Calver is one of the Peak District's most sought after, picturesque villages with good local shops, pubs, restaurants and easy access to train station. Surrounded by the glorious countryside of the Peak District and with famous Chatsworth House on the doorstep.

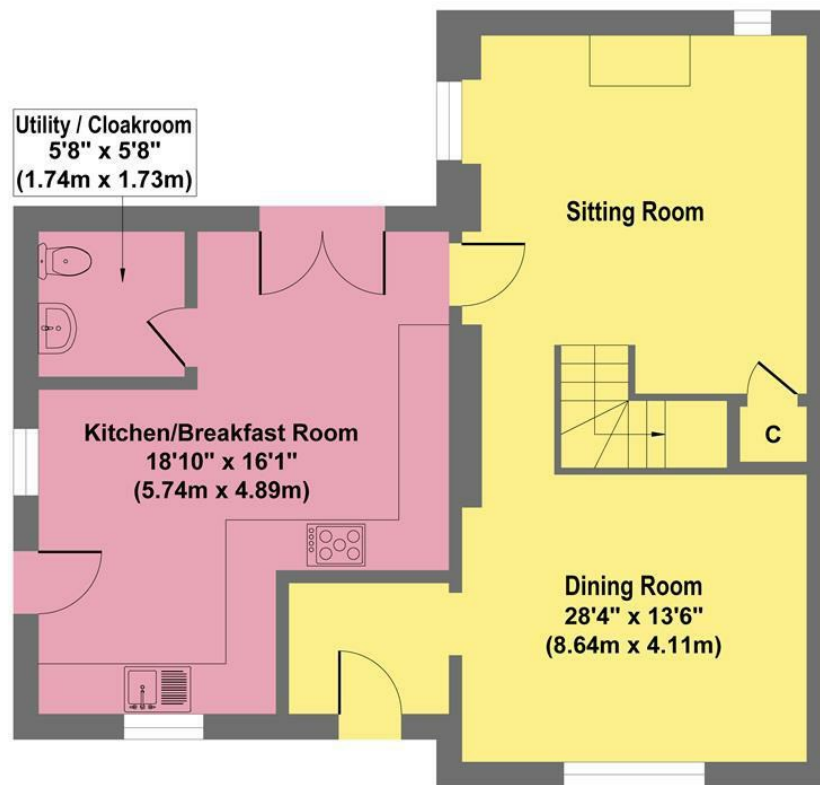


- Charming four bed detached stone family residence
- Central location in this picturesque Peak District village
- Sympathetically upgraded by the current owners
- Spectacular views over the valley to Curbar Edge
- Private driveway providing off-road parking and front garden, secluded courtyard to rear
- Superb living kitchen
- Lovely original Gritstone fireplace with Clearview stove
- Master Bedroom with ensuite shower and wash hand basin
- EPC C

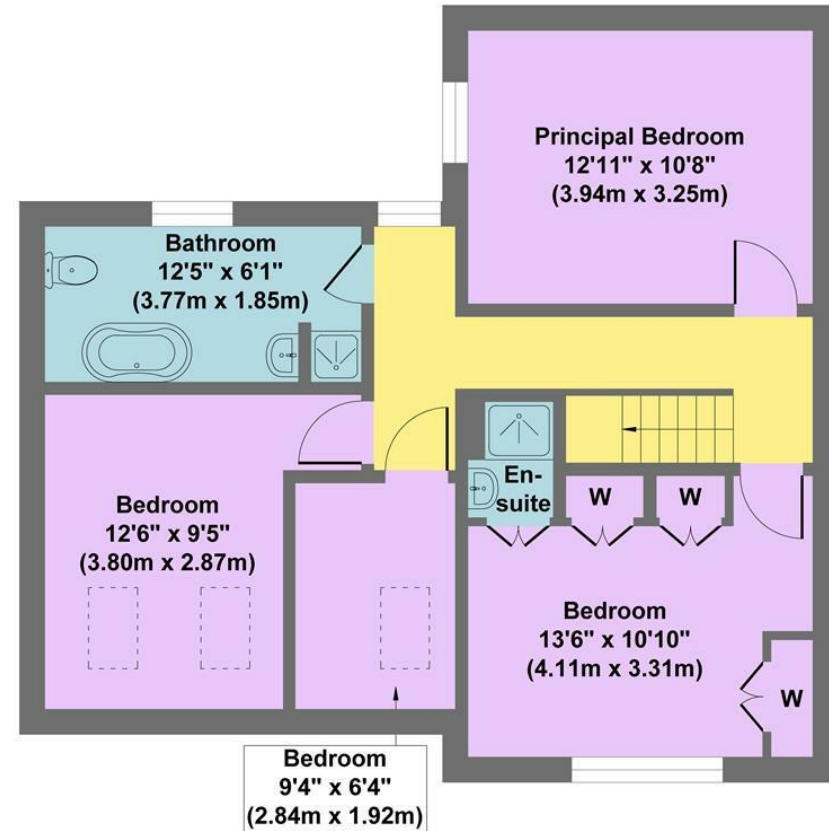




# The Cottage



**Ground Floor**  
Approximate Floor Area  
**694 sq.ft**  
**(64.44 sq.m.)**



**First Floor**  
Approximate Floor Area  
**694 sq.ft**  
**(64.44 sq.m.)**

**Approx. Gross Internal Floor Area 1388 sq.ft / 128.88 sq.m**

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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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