



Mill Waters, Edale Road, Hope, Hope Valley, Derbyshire, S33 6ZF

Saxton Mee

Edale Road

Hope

Asking Price

£795,000

A spacious four bedroom detached property nestled within attractive, well stocked gardens adjoining the river, enjoying a peaceful and picturesque setting in the highly sought after village of Hope. This charming village offers an excellent range of shops and everyday amenities, a well regarded primary school within easy reach, convenient local rail links and access to a wealth of outdoor pursuits in the surrounding countryside.

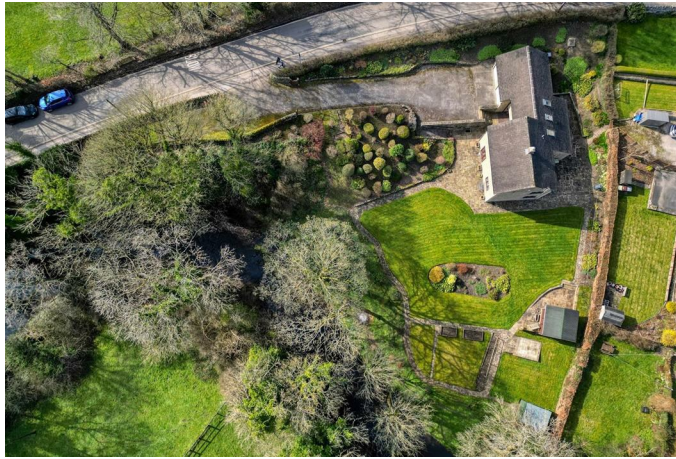
The property is ideally suited to flexible family living, offering well proportioned and versatile accommodation throughout. The ground floor comprises a spacious entrance hall with built in storage and a WC, a generous dual aspect sitting room filled with natural light and a dual aspect dining room with doors leading out to the garden, creating an ideal space for both everyday living and entertaining. The fitted dining kitchen is appointed with a range of units and appliances and is complemented by an adjoining utility room, providing practical additional workspace and storage.

To the first floor, the landing leads to three double bedrooms, two benefiting from built in storage, a family bathroom with a separate shower enclosure and a further bedroom that could also serve as a study or guest room if required.

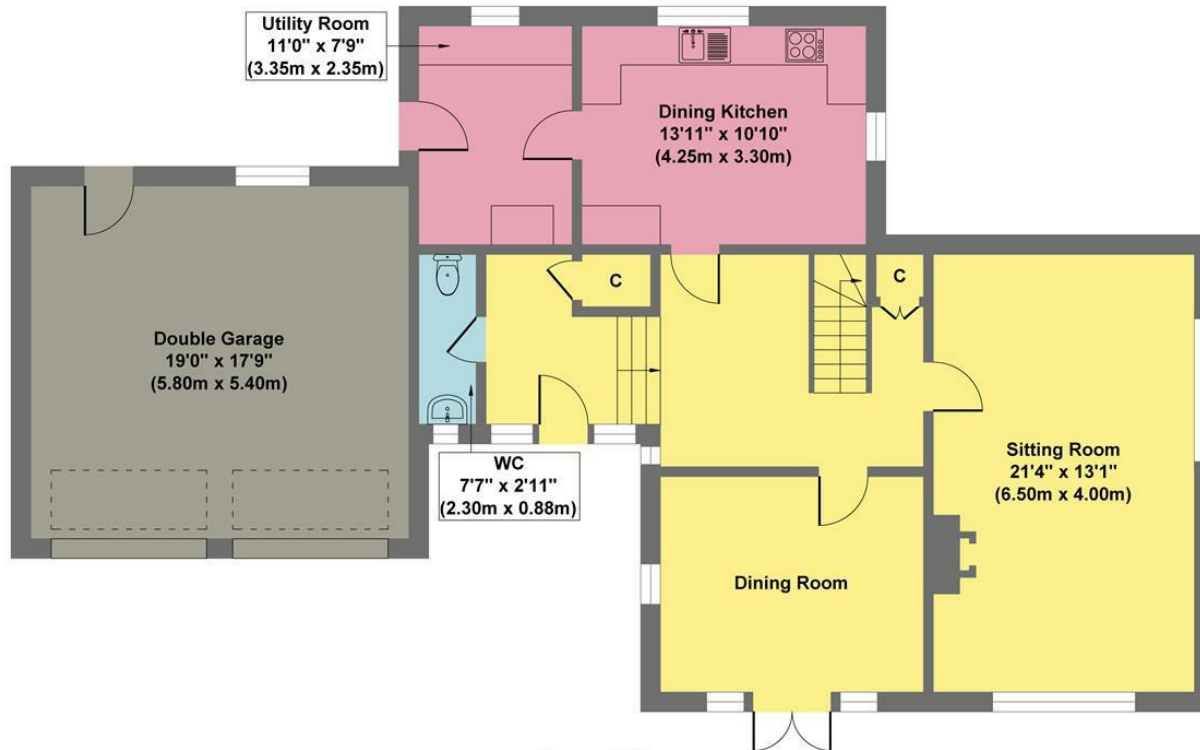
Externally, the property is approached via a driveway leading to the attached double garage and providing generous off road parking for several vehicles. The large gardens are a particular feature, thoughtfully landscaped with seating terraces, planted beds and borders, raised beds, and a timber summer house, all enjoying a delightful riverside backdrop.

- Riverside Setting
- Double Garage & Off Road Parking
- Excellent Village Amenities
- Local Rail Links
- Close To The Local Primary & Secondary School
- Large Gardens Border The Property
- Direct Access To A Wealth Of Outdoor Pursuits
- Bordered By Spectacular Peak District Countryside
- EPC: C
- Viewings: Hathersage Office

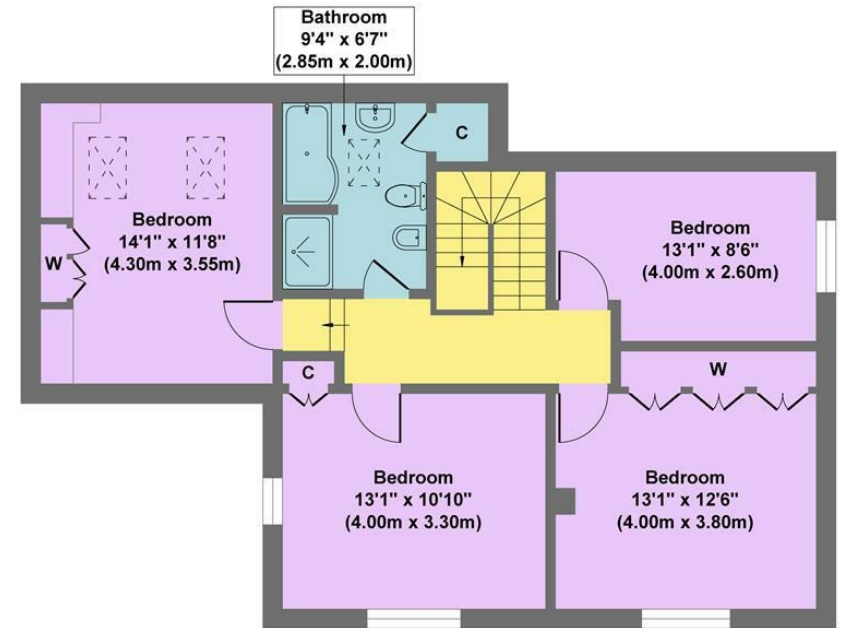




Mill Waters



Ground Floor
Approximate Floor Area
1295 sq.ft
(120.35 sq.m.)



First Floor
Approximate Floor Area
797 sq.ft
(74.06 sq.m.)

Approx. Gross Internal Floor Area 2092 sq.ft / 194.41 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.'

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

