



15 Smithy Knoll Road, Calver, Hope Valley, S32 3XW

Saxton Mee

# 15 Smithy Knoll Road

## Calver

Offers Around

# £350,000

Situated in the heart of the highly sought-after Peak District village of Calver is this beautifully refurbished three-bedroom semi-detached property, offering well-presented accommodation, excellent outside space and off-road parking.

Calver is one of the Peak District's most popular villages, surrounded by stunning countryside and offering a good range of local amenities including shops, pubs and restaurants. The property is ideally placed for those wanting to enjoy village and countryside living whilst remaining within easy commuting distance of Sheffield, Chesterfield and Manchester, with nearby Grindleford station providing excellent rail links. Chatsworth House is also just a short drive away.

The property has been comprehensively refurbished by the current owner and briefly comprises a welcoming entrance hall with useful fitted understairs storage, leading into the sitting room. This attractive room enjoys a dual aspect, with patio doors opening onto the rear garden and seating area. There is also a log burner currently installed, although this is not included in the sale.

A local three Derbyshire occupancy clause applies to the property.

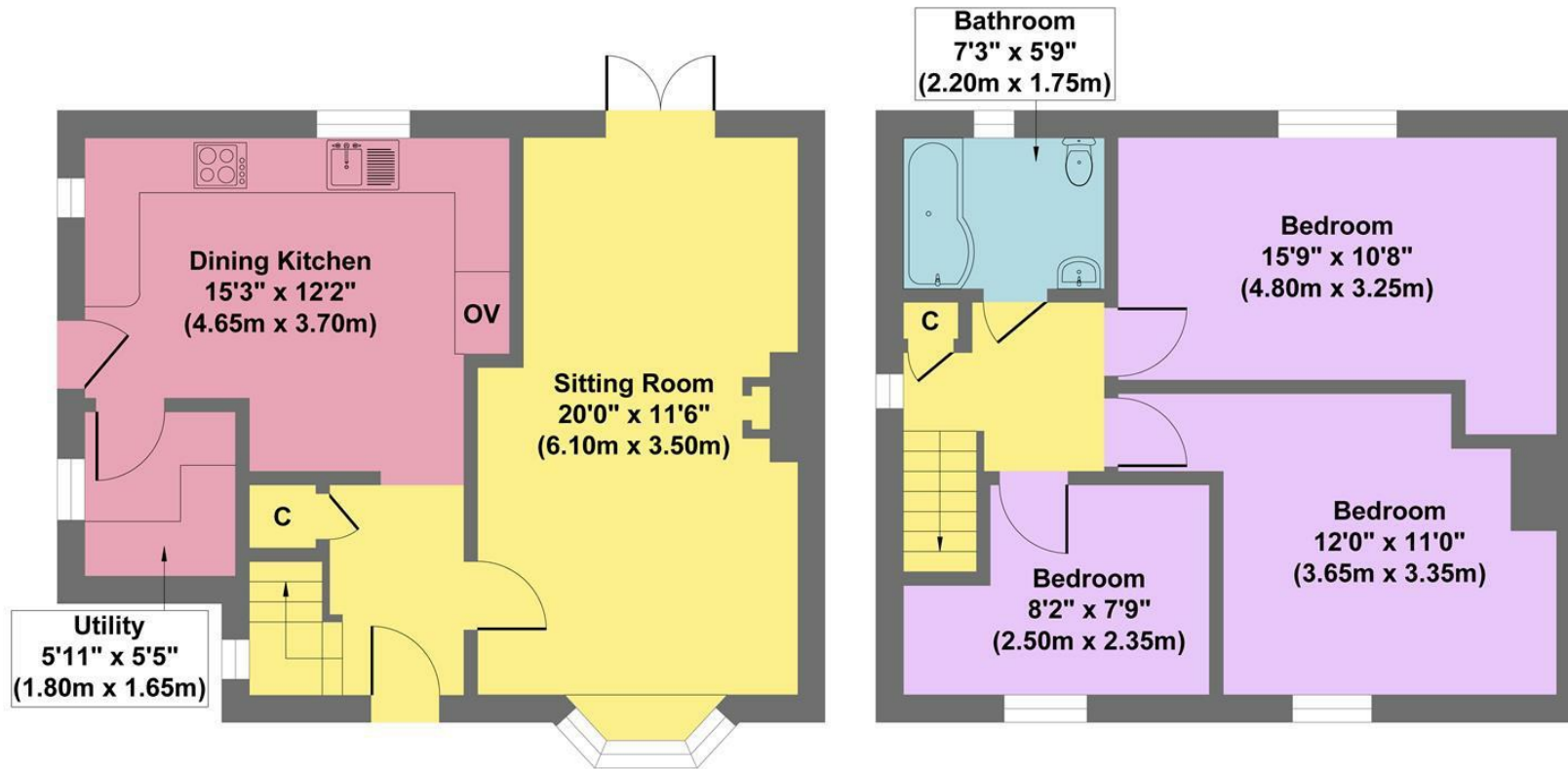


- Three Bedroom Family Home
- Spacious Kitchen/Diner
- Dual Aspect Sitting Room with Patio Doors
- Utility Room
- Insulated Outbuilding with Mains Power
- Gardens With Spacious Patio, Lawn and Vegetable Plot
- Off-Road Parking
- Good Range of Local Amenities
- A Three year Local Occupancy Clause Applies
- EPC - TBC





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**Ground Floor**  
**Approximate Floor Area**  
**494 sq.ft**  
**(45.89 sq.m.)**

**First Floor**  
**Approximate Floor Area**  
**469 sq.ft**  
**(43.61 sq.m.)**

**Approx. Gross Internal Floor Area 963 sq.ft / 89.50 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](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

