



Cotefield

Sheffield Road, Hathersage, Hope Valley, S32 1DA



INTRODUCTION

An impressive and individually architecturally designed Edwardian detached residence, set within beautifully maintained grounds extending to approximately 1.65 acres, this glorious home commands an enviable position on the edge of the highly regarded village of Hathersage.

Surrounded by breathtaking Peak District countryside, the property captures simply stunning, far-reaching views across the Derwent Valley and towards the distant hills, vistas that form an ever-changing backdrop and create a remarkable sense of openness and tranquillity.

The house offers generous proportions and an immediate sense of light and grandeur throughout. Arranged over three floors, the accommodation is both luxurious and highly adaptable, designed to balance elegant entertaining with comfortable day-to-day family living.

Fine traditional detailing sits comfortably alongside impressive room dimensions, resulting in interiors of warmth, scale and flexibility that can evolve effortlessly with modern lifestyles. Complementing the principal residence, a separate detached Coach House provides further scope for development, enhancing the already considerable versatility of this distinguished home.



KEY FEATURES

- Superb Panoramic Views Across The Highly Sought After Village & Surrounding Peak District Countryside
- Unique Character Features & Windows Throughout
- Garaging And Off Road Parking For Several Vehicles
- Substantial & Attractive Gardens Amounting To 1.65 Acres
- Detached Grade II Listed Coach House Offering Further Potential
- Excellent Village Amenities & Within Highly Regarded School Catchment
- No upward chain



ENTRANCE TO FIRST FLOOR

The accommodation begins with an entrance porch/boot room, where feature windows draw in natural light and provide a welcoming introduction.

This space opens into a magnificent reception hall, rich in traditional character and scale, where wooden panelling creates a striking first impression. A thoughtfully arranged rear lobby with adds practicality, alongside a separate WC.



FIRST FLOOR

The formal sitting room is an elegant and beautifully proportioned space, where large windows frame spectacular countryside views. A charming window seat beneath invites quiet contemplation, while recessed display shelving and a feature fireplace complete the refined atmosphere. This room lends itself equally well to intimate evenings or larger gatherings.

The morning room offers a more relaxed yet equally gracious retreat, centred around a marble fireplace and incorporating a dining area set within a feature corner bay window fitted with shutters and overlooking the gardens.

An adjoining door leads into the original circa 1940's cocktail lounge, an exceptional entertaining room defined by a full wall of windows that flood the interior with light and capture the surrounding scenery. Complete with a fitted bar, mirrored wall and display shelving, it provides a luxurious setting for social occasions.

The dining room, generously proportioned and featuring its own corner window, connects directly to the cocktail lounge, allowing for an effortless flow when hosting on a grand scale.







FIRST FLOOR

At the heart of the home lies a substantial breakfast kitchen, beautifully appointed and centred around a large island. Extensive cabinetry, integrated appliances and ample space for informal dining and family gatherings ensure this room functions as both a practical workspace and a sociable hub. A utility room provides further convenience and organisation.



GROUND FLOOR

The lower ground floor extends the home's versatility considerably. A spacious family room offers exceptional flexibility and could, together with neighbouring rooms, be reconfigured to create a self-contained annex if desired.

A well-proportioned and flexible further family room provides further options for leisure, hobbies or additional living space, while the cellars offer useful storage and potential for future enhancement.



SECOND FLOOR

A half landing with stunning stained glass windows leads to the first-floor accommodation, where the sense of light and space continues.

The principal bedroom enjoys a graceful curved bay window and benefits from its own luxurious en-suite bathroom, creating an indulgent and private sanctuary.

The second and third bedrooms are both generous doubles, each featuring built-in wardrobes and distinctive corner bay windows that frame delightful views. A stylish shower room serves these rooms. The fourth double bedroom includes an en-suite.







EXTERIOR

Approached via a sweeping driveway that provides extensive parking, the property also benefits from a detached double garage and a separate single garage.

The surrounding gardens, amounting to approximately 1.65 acres, envelop the house in a tapestry of colour and texture. Beautifully stocked and expansive, they feature mature planted beds and borders, specimen shrubs and established trees that create both privacy and seasonal interest. Seating terraces and meandering pathways, while the elevated setting ensures that the glorious countryside views can be appreciated from all corners of the grounds.

Within the curtilage stands Toll Bar Cottage, a detached Grade II Listed building now requiring renovation. With previously granted planning consent, it presents an exciting opportunity for restoration or reimagining, subject to the necessary consents.



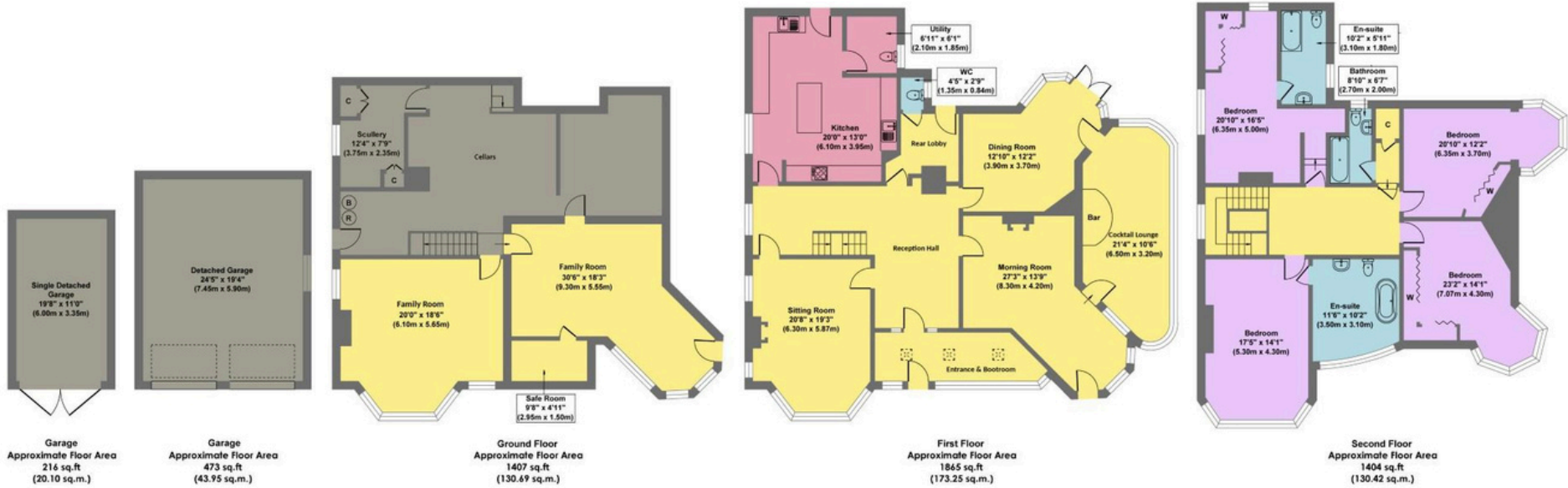
LOCATION

The village of Hathersage is widely regarded as one of the most desirable addresses within the Peak District National Park. Offering an excellent range of independent shops, cafés, traditional country inns and well-regarded restaurants, together with highly respected schooling and a thriving community atmosphere, it perfectly balances rural charm with everyday convenience. A mainline railway station provides connections to Sheffield and Manchester, making it an appealing choice for those seeking accessibility alongside outstanding natural beauty. Surrounded by iconic gritstone edges, open moorland and renowned walking and climbing routes, the village provides an exceptional lifestyle opportunity in the heart of the Peak District.

This is a residence of rare distinction, combining architectural individuality, commanding views and remarkable flexibility, all set within one of the region's most sought-after and picturesque village settings.



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Approx. Gross Internal Floor Area 5365 sq.ft / 498.41 sq.m

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



For further information please
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