

# STATION ROAD, HOPE



BLENHEIM





BOASTING A  
DESIRABLE HOPE  
VALLEY LOCATION  
AND PLEASANT  
VISTAS

SITTING ON A PRIVATE, 1.5 ACRE PLOT, THIS PROPERTY COMMANDS OPEN VIEWS TO THE REAR AND IS SET WITHIN A DESIRABLE PEAK DISTRICT LOCATION.

*This wonderful four bedroomed detached residence provides generously proportioned, modern accommodation that has been extended and updated in recent years to meet the requirements of family living.*





LIVING/DINING ROOM

Notable features of the home include under floor heating to the ground floor and bathrooms, high performance aluminium triple glazed windows throughout and renewable energy sources, such as solar panels and an air source heat pump.

An exceptional dining kitchen boasts a seamless open plan layout with plenty of space for relaxing in the living/dining room by the log burner, or enjoying time in the breakfast kitchen. The kitchen incorporates a comprehensive range of cabinetry, sleek quartz work surfaces and a superb central island that accommodates seating for multiple chairs. There is also a useful utility room, a separate pantry, a light-filled lounge and a versatile office with two fitted desks.

An oak staircase with glazed balustrading rises to the first floor, where there are four double bedrooms and a contemporary family bathroom. The master bedroom offers a fabulous sanctuary and contains a spacious bedroom that sits beneath a vaulted ceiling, a well-appointed dressing room and a stylish en-suite bathroom.

A quiet, private lane leads to sliding electric gates which open to the property. A substantial block paved driveway allows parking for several vehicles, in addition to an integral double garage and a gravelled parking area that is situated across the lane with gated access. Offering scope for equine use if desired, to one side of the driveway is a detached two-stable block with a tack room.





Positioned to the rear, which has the benefit of a south-west facing aspect, is an extensive stone flagged terrace that connects to the lounge and dining kitchen for effortless indoor/outdoor living, and is ideal for a variety of comfortable seating arrangements. A lawned garden sits below the terrace and has potential for further landscaping, currently containing established trees and a pond.

The property is situated with good access to the villages of Hope and Castleton where there are a range of local amenities, such as public houses, cafes, shops and restaurants. From the doorstep, scenic trails can be enjoyed towards Win Hill, Bamford Edge, Castleton and Ladybower Reservoir. Hope Golf Club and Sickleholme Golf Course are close by, and other trails are accessible a little further afield for Mam Tor and the famous Blue John Cavern. Hope Train Station is walkable from the home and provides direct rail connections to Sheffield, Manchester, Bamford, Hathersage, Grindleford and Dore & Totley. Sheffield and Manchester are also commutable by car within a reasonable journey time.

**The property briefly comprises of on the ground floor:** Entrance hall, cloaks cupboard, office, lounge, WC, dining kitchen, pantry, utility room and integral double garage.

**On the first floor:** Landing, master dressing room, master en-suite bathroom, master bedroom, family bathroom, bedroom 2, bedroom 3, linen cupboard and bedroom 4.

**Outbuildings:** Stable block.

# GROUND FLOOR

*A composite door with a triple glazed obscured panel opens to the entrance hall.*

## Entrance Hall

Providing a lovely welcome into the home, the entrance hall has a side facing aluminium triple glazed window, pendant light point, flush light point and engineered herringbone flooring with under floor heating. Oak doors open to the cloaks cupboard and WC. Oak doors with glazed panels open to the office, lounge and dining kitchen.

## Cloaks Cupboard

Having a recessed light point, fitted shelving and engineered herringbone flooring with under floor heating.

## Office

13'8 x 8'2 (4.17m x 2.50m)

A flexible room, currently used as an office. Having front and side facing aluminium triple glazed windows, recessed lighting, built-in ceiling speakers, data point, telephone point and engineered herringbone flooring with under floor heating. There is a range of fitted furniture, incorporating two desks with drawers and a shelving unit above.

## Lounge

18'0 x 13'3 (5.48m x 4.03m)

A bright reception room with recessed lighting, built-in ceiling speakers, wall mounted light points and under floor heating. The focal point of the room is the media wall with provision for a wall mounted television, a log effect gas fire and storage beneath. Aluminium bi-folding doors with triple glazed panels open to the rear seating terrace.

## WC

Having a flush light point, an illuminated vanity mirror and tiled flooring with under floor heating. There is a suite in white, which comprises a low-level WC and a wash hand basin with a brushed gold mixer tap, a tiled splash back and storage beneath. An oak door opens to storage beneath the stairs.

## Dining Kitchen

33'11 x 17'5 (10.35m x 5.30m)

A wonderful open plan dining kitchen forms the centre of the home for all of the family to enjoy.

## Living/Dining Room

A sizeable reception room with side facing aluminium triple glazed panels, recessed lighting, flush light point, built-in ceiling speakers, TV/aerial/data point and engineered herringbone flooring with under floor heating. To one corner is the focal point of the room; a log burner with a granite hearth and a tiled surround. Double aluminium doors with triple glazed panels open to the rear seating terrace. A wide opening leads seamlessly into the breakfast kitchen.



OFFICE



WC



LOUNGE



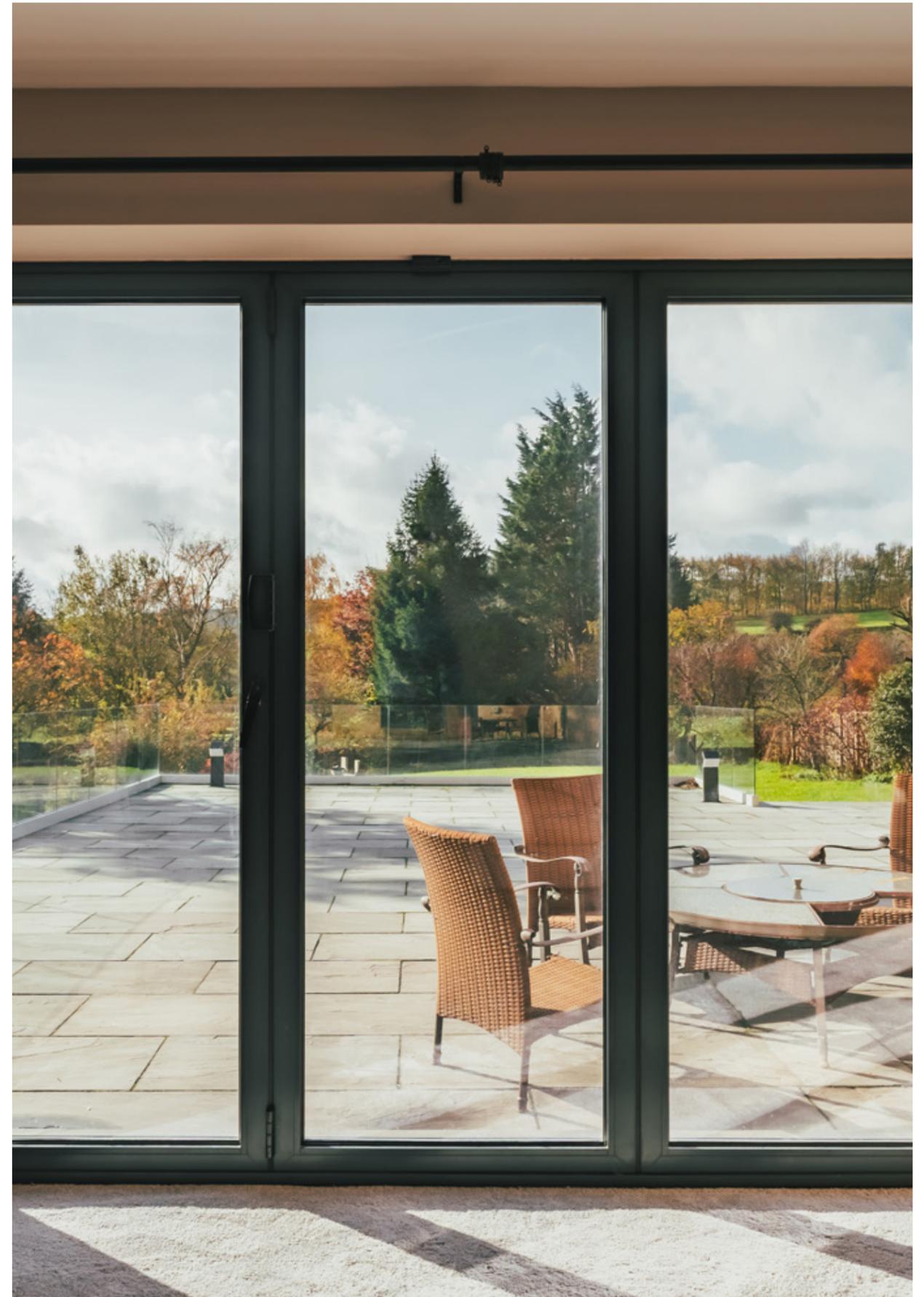
BREAKFAST KITCHEN



LIVING/DINING ROOM



BREAKFAST KITCHEN



LIVING/DINING ROOM

# GROUND FLOOR CONTINUED

## Breakfast Kitchen

A comprehensively fitted breakfast kitchen with Velux roof windows, rear and side facing aluminium triple glazed windows, recessed lighting, pendant light point, built-in ceiling speaker and engineered herringbone flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating quartz work surfaces, upstands, a pop-up power point and an inset Caple 2.0 bowl sink with an Abode black mixer tap and an Insinkerator waste disposal unit. A central island provides additional storage and includes a matching quartz work surface, plinth lighting and an inset Caple 0.5 bowl sink with an Abode black boiling tap. The surface extends to provide seating for up to eight chairs. There is space/provision for an Aga or range cooker with an extractor hood above. The integrated appliances are by Siemens and include an induction hob and a wok burner, both with an extractor hood above, a compact microwave oven, a steam oven, a full-height fridge, a full-height freezer, a wine cooler and a dishwasher. An oak door with a glazed panel opens to the utility room. Within the cabinetry, double doors open to the pantry.

## Pantry

6'11 x 6'11 (2.12m x 2.10m)

Having a front facing aluminium triple glazed obscured panel, flush light point and engineered herringbone flooring with under floor heating. There is a range of fitted base units, incorporating a quartz work surface and shelving above.

## Utility Room

Having a Velux roof window, a pendant light point and tiled flooring with under floor heating. There is a range of fitted base and wall units, incorporating matching quartz work surfaces and a Shaws England Belfast sink with an extendable brushed chrome mixer tap. There is space/provision for a washing machine and a tumble dryer. An aluminium door with an integrated triple glazed window opens to the right side of the property. A door also opens into the integral double garage.

## Integral Double Garage

18'4 x 18'3 (5.60m x 5.56m)

Having two electric up-and-over doors, light, power and housing the Tempest hot water cylinder.

From the entrance hall, a staircase with oak hand rails and glazed balustrading rises to the first floor.



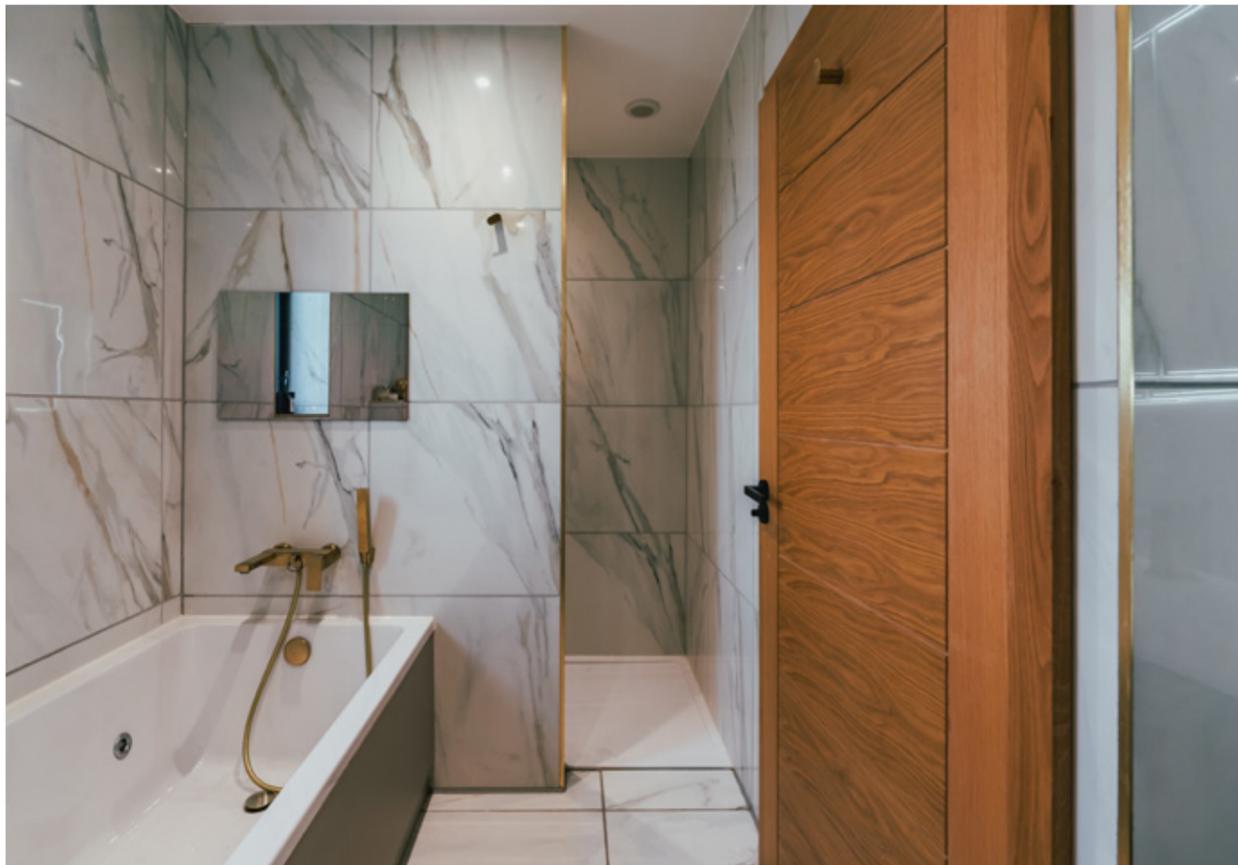
ENTRANCE HALL



MASTER BEDROOM



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



MASTER EN-SUITE BATHROOM

# FIRST FLOOR

## Landing

Having a front facing triple glazed window, recessed lighting and a central heating radiator. Oak doors open to the master dressing room, the family bathroom, bedroom 2, bedroom 3 and bedroom 4. An opening gives access to the linen cupboard. Access can also be gained to the loft space.

## Master Dressing Room

A well-appointed dressing room with recessed lighting and a central heating radiator. There is a range of fitted furniture, incorporating short/long hanging, shelving and a vanity table with drawers. An oak door opens to the master en-suite bathroom and an opening gives access to the master bedroom.

## Master En-Suite Bathroom

Being fully tiled and having a side facing aluminium triple glazed obscured window, extractor fan, recessed lighting, built-in ceiling speaker, heated towel rail, ProofVision television, illuminated vanity mirror and under floor heating. There is a suite in white, which comprises a wall mounted WC and a wall mounted wash hand basin with a brushed gold mixer tap and storage beneath. Also having a Duravit spa bath with a brushed gold mixer tap and a hand shower facility. To one corner is a shower enclosure with a fitted rain head shower and an additional hand shower facility.

## Master Bedroom

17'10 x 11'5 (5.43m x 3.48m)

An exceptionally spacious master bedroom with rear and side facing aluminium triple glazed windows overlooking the far-reaching views. Also having a side facing aluminium triple glazed obscured panel, vaulted ceiling, recessed lighting, pendant light point, built-in ceiling speakers, wall mounted light points, central heating radiator and a data point. There is a range of fitted furniture incorporating short/long hanging, shelving and drawers.

## Family Bathroom

Being fully tiled and having a rear facing aluminium triple glazed window, recessed lighting, extractor fan, illuminated vanity mirror, heated towel rail and under floor heating. There is a suite in white, which comprises a wall mounted WC and two wash hand basins with Bristan black mixer taps and storage beneath. To one corner is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

## Bedroom 2

18'3 x 13'1 (5.55m x 4.00m)

A generously proportioned double bedroom with a rear facing aluminium triple glazed window, recessed lighting, built-in ceiling speakers, central heating radiator and a TV/aerial/data point. There is a range of fitted furniture, incorporating short/long hanging and shelving.

## Bedroom 3

18'2 x 8'2 (5.53m x 2.50m)

Another generously proportioned double bedroom with a front facing aluminium triple glazed window, pendant light point, built-in ceiling speakers, central heating radiator and a TV/aerial/data point. There is a range of fitted furniture, incorporating short hanging, shelving, drawers and a vanity table with a fitted vanity mirror and a drawer beneath.

## Linen Cupboard

Having fitted shelving.

## Bedroom 4

11'8 x 9'10 (3.55m x 3.00m)

A good-sized double bedroom with front and side facing aluminium triple glazed windows (one partially obscured), pendant light point, built-in ceiling speakers, central heating radiator and a data point. There is a range of fitted furniture, incorporating short/long hanging, shelving and drawers.



BEDROOM 2



BEDROOM 4





\*IMAGE FOR ILLUSTRATION PURPOSES ONLY

# EXTERIOR & GARDENS

From a private lane, sliding electric gates open to the property. On the opposite side of the lane, a timber gate opens to an enclosed gravelled parking area, which belongs to the property.

To the front of the home, an extensive block paved driveway provides parking for several vehicles. The driveway has exterior lighting, an external power point and the provision for an electric car charging point. Access can be gained to the main entrance door and integral double garage. Also to front is a garden that is mainly laid to lawn and a gravelled area where there is a log store. Access can be gained to the stable block.

## Stable Block

Having exterior lighting, a water tap and an external power point. Two timber stable-style doors open to stable 1 and the tack room. Another door opens to stable 2.

## Stable 1

11'10 x 10'10 (3.60m x 3.30m)

Having a glazed panel, light, water supply and power.

## Tack Room

11'10 x 10'10 (3.60m x 3.30m)

Having a glazed panel, light, power and water supply.

## Stable 2

11'10 x 9'10 (3.60m x 3.00m)

Having light, power and water supply.

From the driveway, a stone flagged path leads down to the left side of the property and to the rear.

To the rear, a large stone flagged seating terrace that is enclosed by glazed balustrading allows ample space for comfortable seating and has exterior lighting and external power points. Access can be gained to the lounge and dining kitchen. The terrace wraps partially around to the right side of the property where there is exterior lighting, a water tap and an external power point. Access can be gained to the utility room and a stone flagged path leads back to the front.

From the seating terrace, stone flagged steps lead down to the garden, which is of a considerable size and mainly laid to lawn. The garden contains mature trees, shrubs, a fish pond, exterior lighting and is fully enclosed by timber fencing. A set of steps and a separate timber gate provide access to the front of the stable block.







STABLE BLOCK

# GROUND FLOOR

Ground Floor Approximate Floor Area:  
1300 SQ.FT. (120.8 SQ.M)

Double Garage Approximate Floor Area:  
335 SQ.FT. (31.1 SQ.M)



# FIRST FLOOR & OUTBUILDING

First Floor Approximate Floor Area:  
1055 SQ.FT. (98.0 SQ.M)

Outbuilding Approximate Floor Area:  
533 SQ.FT. (49.5 SQ.M)



BEDROOMS 4	BATHROOMS 2
LIVING ROOMS 3	SQFT (HOUSE & OUTBUILDING) 3,223
TENURE Freehold	COUNCIL TAX F

## Services

Mains gas, mains electricity, mains water and mains drainage. There is broadband at the property and the mobile signal quality is good.

## Rights of Access & Shared Access

The private lane and its maintenance is shared amongst residents and there is a right of access on it to the gate into the car park for emergencies only.

## Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A	92	92
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
01-20	G		

Station Road, Hope, Hope Valley,  
Derbyshire, S33 6RR

## Offers in the Region of £1,495,000

Viewing strictly by appointment with  
our consultant on: 0114 358 2020

*blenheim.co.uk*





**BLENHEIM**

HOMES THAT  
*move* YOU

[blenheim.co.uk](http://blenheim.co.uk)