



A magnificent four bedroomed detached family home occupying a prominent position on Tedgness Road, Grindleford, standing in delightful mature gardens of around an acre with integral garage, separate detached garage and driveway parking.

Occupying a spectacular, elevated setting with panoramic views across the Hope Valley, this stunning family home offers well-proportioned accommodation arranged over two floors and backs onto National Trust woodland. The beautifully appointed accommodation is complimented by beautiful landscaped grounds including lawn, large stone flagged terraces and mature trees offering excellent privacy.

LOCATION

Grindleford is one of the Peak District's most popular villages and lies approximately seven miles to the south west of Sheffield. It has good road access and a train station provides regular transport to Sheffield and Manchester, as well as to other villages in the valley. The village is situated on the River Derwent and is surrounded by glorious national park countryside. There are many local beautiful walks and cycle rides including the areas of National Trust Padley Gorge and Longshaw Estate, Froggatt Edge and Chatsworth. Amenities include a thriving community shop, veterinary surgery, the iconic Grindleford station cafe and two pubs/hotels. Residents enjoy the use of a play park, tennis courts, allotments and orchard barbecue area. There are well-established cricket and football teams and a youth club. The highly regarded pre-school and primary school are very popular with residents from Grindleford and neighbouring villages. The village holds many annual events including fell races, a cyclo-sportive, a horticultural show and a carnival week.

DESCRIPTION

Oak panelled entrance doors open to a spacious dining hall with Italian marble tiled floor, high ceilings and stone built fireplace. This impressive room has a bay window with uninterrupted southerly views across the grounds and Derwent valley. Double doors open to an adjoining study/library with burr oak panelling, rear facing aspect and stone-built fireplace.

From the dining hall a part glazed oak door opens to a double aspect living kitchen, ideal for family life and with lovely views across the valley. The kitchen features an extensive range of contemporary style units incorporating a stainless steel sink and drainer and granite worktops. The kitchen features four burner Miele hob, Miele combination microwave oven, Miele double oven and space for an American style fridge/freezer. This beautifully appointed kitchen features granite top island unit with breakfast bar, underfloor heating and two doors provide access to the side and rear garden.

An adjoining utility room features a further range of units with stainless steel sink and drainer and plumbing for a washing machine. A panelled door provides access to a cloakroom and w/c. Accessed from the dining hall is a charming oak panelled sitting room

Highbury

Highbury, Tedgness Road, Grindleford, Derbyshire, S32 2HX



- Four bedroom detached residence occupying magnificent position on Tedgness Road, Grindleford
- Sitting room with open fire and original oak panelling
- Private driveway, off road parking and two garages
- Study/library with oak panelling
- Living kitchen with adjoining utility room
- Stunning garden room with two sets of French windows to the garden
- Spectacular panoramic views across the valley
- Four double bedrooms including master suite
- Magnificent dining hall with bay window and stone built fireplace
- Family bathroom

with original open fire place and ornate fire surround. Double doors lead to a beautifully designed garden room with two sets of French windows that open to patio terrace overlooking the gardens and valley below. This wonderful room has high ceilings, underfloor heating and decorative stained-glass windows.

From the dining hall stairs rise to the first-floor galleried landing with stunning views across the valley. Bedroom one is a double aspect double bedroom with adjoining en-suite, solid wood flooring and breath-taking view towards Eyam Edge. Bedroom two is a front facing double bedroom with solid wood flooring, built-in window seat and feature fireplace. A family shower rooms serves bedroom two comprising of a white suite and shower enclosure with chrome attachment.

A snug area ideal for home office or study, enjoys an outlook over the garden to the neighbouring woodland. There are two further double aspect double bedrooms both enjoying pleasant views and garden aspects. Bedrooms three and four are served by a family bathroom consisting of white suite of corner bath with chrome shower attachment, low flush wc and wall mounted wash basin.

GROUND & GARDENS

Highbury stands beautifully within its grounds and benefits from uninterrupted views across the Valley from Stoke Woods to Higger Tor. Approached through two gateposts, a private driveway leads to parking for two/ three vehicles and the integral garage. A further driveway leads to a separate detached garage located next to the property.

Attractive gardens surround Highbury on all sides including a large lawn to the south western side and rear of the property. Immediately fronting the property are two large stone flagged terraces with spectacular panoramic views across the valley towards Grindleford, Magclough Woods and Eyam Edge. Beneath the terraces gravel pathways meander through deep floral borders and shrubbery creating an array of colour throughout the year.

To the side of property with access from the kitchen is a water feature and lions head fountain. A further landscaped garden with stone steps leads to a seating area with a particularly attractive view. To rear of the property are a number of young fruit trees, rhododendron cover, rockery and area of lawn.

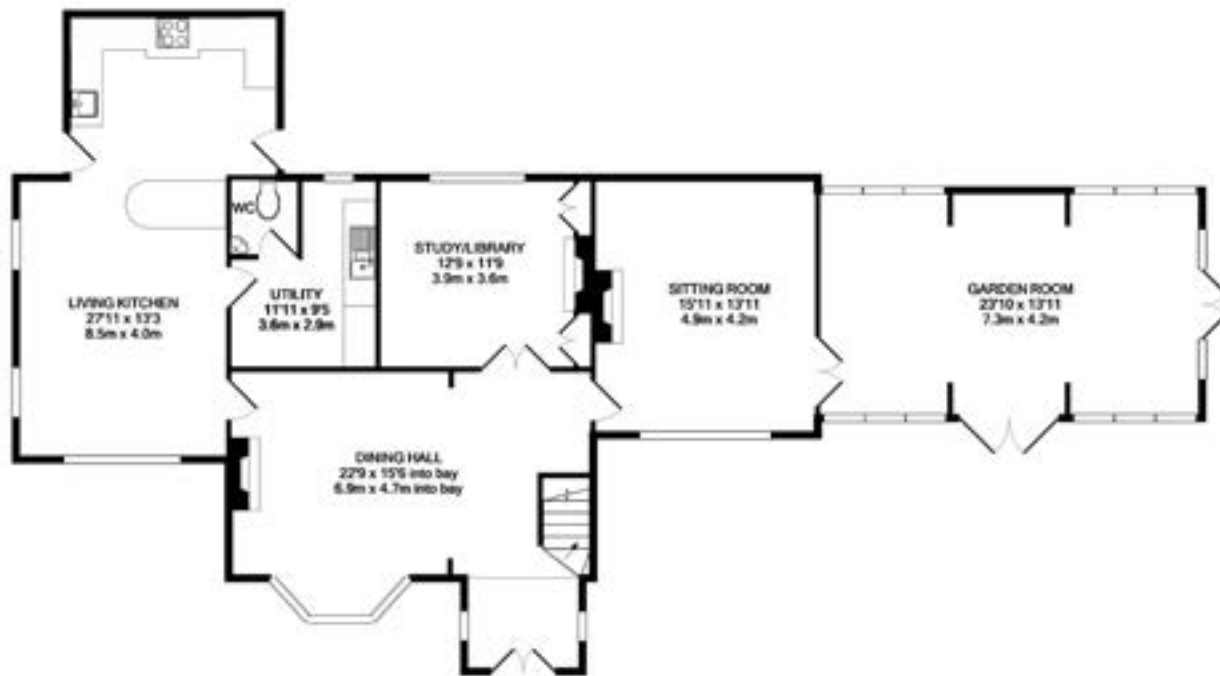
The grounds are framed by a wealth of mature trees and shrubs and the boundaries are defined by dry stone walling and fencing. At the rear of the garden is a small potting shed and gate providing access onto the National Trust woodland.



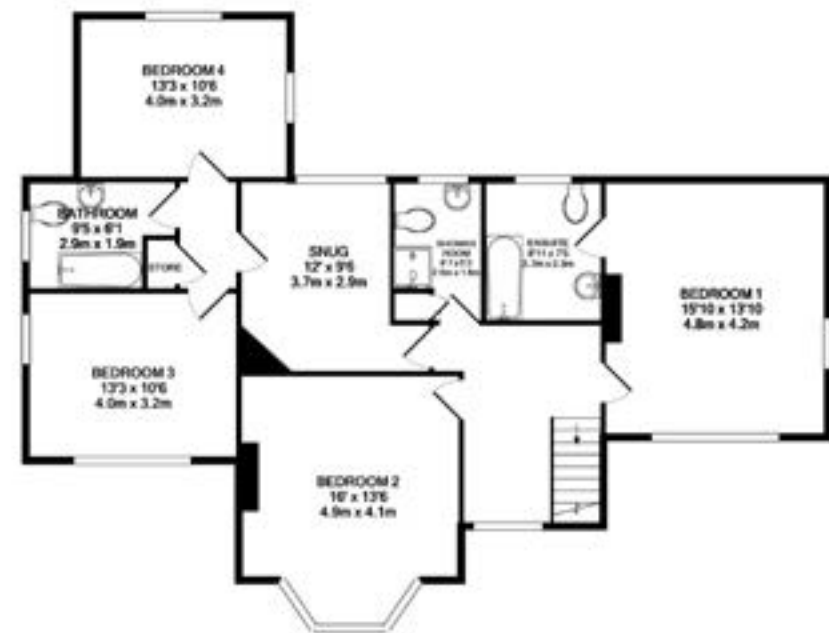




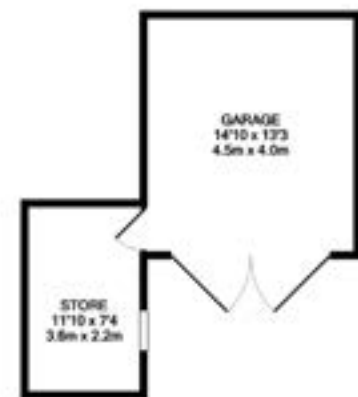




GROUND FLOOR



1ST FLOOR



OUTBUILDINGS

THE GARAGES ARE NOT INCLUDED IN THE TOTAL FLOOR AREA
TOTAL APPROX. FLOOR AREA 2799 SQ.FT. (260.0 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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