

Saxton Mee



Craig Cottage, Froggatt Edge, Calver, Hope Valley, S32 3ZJ



In a delightful popular Peak District location, on the edge of the village of Froggatt, a picturesque Grade II Listed extended, believed to be 18th Century cottage offering sympathetically improved and tastefully appointed accommodation. Gas central heating. Entrance lobby, sitting room and separate dining room with gritstone fireplaces and multi-fuel stoves, large living kitchen. Large family room/study/hobbies room. Lobby/utility. First Floor: two large double bedrooms with lovely views, double bedroom 3 with French windows to terrace. Bathroom and separate WC. Off road parking, previous planning for detached double garage, lovely extensive, beautifully landscaped cottage gardens extending to approximately two thirds of an acre.

Offers around **£450,000**

Froggatt is one of the most sought after villages in the Peak District being set beneath Froggatt Edge within easy commuting distance of Sheffield. It is also within the catchment area for Lady Manners School at Bakewell.

The accommodation comprises

Front entrance door with sealed unit double glazed inset window, opens into the:

Entrance Hall

With panelled door with wrought iron door furniture and stone flagged floor, opening into the:

Dining Room

A charming room with front facing stone mullioned Georgian style window with lovely country views. Original gritstone fireplace to the chimney breast with black leaded multi-fuel stove. Original floor to ceiling panelled storage cupboards set to one side of the chimney breast and to the left hand side, side facing sealed unit double glazed window with deep window seat. Exposed heavy original oak beam to the ceiling and parquet flooring.

Sitting Room

A charming front facing reception room with stone mullioned Georgian style glazed window with lovely aspect. Central heating radiator below. Attractive stone fireplace with inset multi-fuel cast iron stove and over mantel. Built-in display area to one alcove. Exposed heavy oak beam to the ceiling. Stone flagged floor. Useful understairs storage cupboard. Panelled door and staircase to the first floor.

Living Kitchen

A good sized room, well fitted out with an extensive range of base and wall units, good run of granite work tops with matching splash back, dresser style unit with glazed display unit and drawers, further granite work top and storage below. Belfast sink unit with mixer tap and granite drainer to one side. Integrated dishwasher. Also included in the sale is the Rangemaster with double oven and grill and warming oven, gas hob above and electric hot plate and extractor over. Recess area for the fridge. Ample space for dining area and chairs. Ceiling low voltage lighting. Boiler cupboard housing the Vaillant gas fired central heating boiler. Sealed unit double opening doors leading out onto the rear terrace and to the garden.

Family Room/Hobbies Room/Study

A versatile room with small side facing Georgian style sealed unit double glazed window and two Velux conservation roof lights. Double panelled central heating radiator.

Side Entrance Lobby/Utility

With plumbing for a washing machine and space for a dryer. Small Georgian style sealed unit double glazed window with deep stone sill and front entrance door.

First Floor Landing

Bedroom 1

A front facing double bedroom with stone mullioned Georgian style casement window with spectacular country views. Two double panelled central heating radiators.

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Bedroom 2

A further excellent large double bedroom, front facing, with stone mullioned Georgian style casement window. Double panelled central heating radiator and feature fireplace with black leaded inset and dog grate.

Bedroom 3

A rear facing double bedroom with side sealed unit double glazed casement window with lovely aspect over the garden. Double panelled central heating radiator below and rear double opening sealed unit double glazed French windows leading out onto a rear walled terrace and lovely garden.

Bathroom

With full white suite comprising cast iron bath, pedestal wash hand basin and low flush w.c. Corner tiled shower cubicle with chrome raindancer style shower head and separate hand shower. Side obscure etched sealed unit double glazed window, tiled floor and chrome central heating/towel rail.

Separate WC

With low flush suite and wash hand basin. Side sealed unit double glazed window.

Outside

To the front, attractive entrance with two wide entrance gates opening onto an offroad parking and turning area. To the left hand side, a beautiful cottage style garden which has been beautifully landscaped and planted by the current owner. Immediately to the front of the property, a Yorkstone flagged walkway, pedestrian gate and beech hedge to the front boundary. Climbing rose and wisteria to the front elevation. To the left hand

side, further gate and landscaped side garden with lawn, well stocked borders with a variety of plants and shrubs and lovely acers.

Walkway with trellis work and climbing creepers leading to a gravelled pathway to the rear of the property. Lovely walled terrace and a slightly tiered garden with stone steps leading up to a large hen enclosure with a magnificent large ash tree. Further lovely woodland walks and grassed areas, leading to the other side of the property. Lawned area and upper viewing terrace with spectacular views across the valley. Flagged and gravelled walkway leading through to a further extensive area with well stocked beds. Garden shed and greenhouse. Vegetable garden and soft fruit area. Further lovely landscaped garden with lawn and borders and having a great variety of specimen plants, shrubs and young trees and several fruit trees.

Off the living kitchen there is an external WC and fuel store and a lovely private courtyard.

Planning Permission

We are verbally informed that previous planning permission was granted for the erection of a double garage with studio/room above in 2007. Please note this planning permission has now lapsed but should be available to be granted again. Prospective purchasers should make their own enquiries.

Services

The property has mains gas, mains electric and mains water. Drainage is to a septic tank.

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Viewing

By appointment through our
Hathersage office on 01433 650 009.

Valuer

James W B Mee/tjh

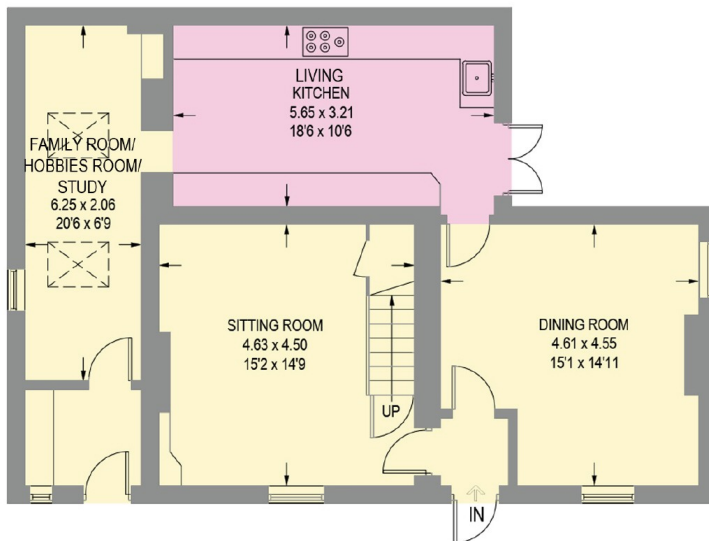


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		63	84
	EU Directive 2002/91/EC		

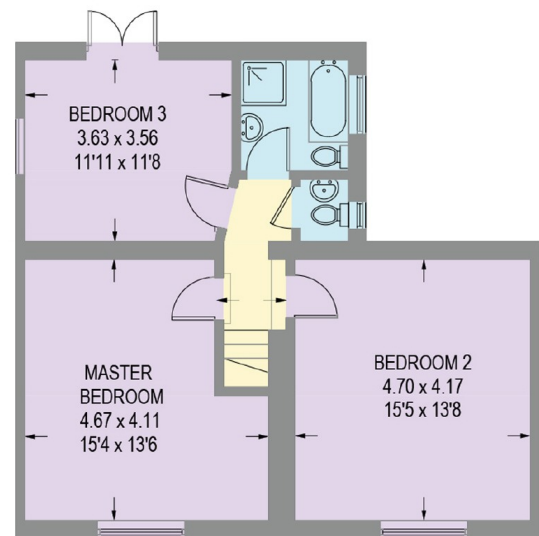
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82-100) A			
(61-81) B			
(59-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		57	81
	EU Directive 2002/91/EC		

CRAIG COTTAGE, FROGGATT EDGE

APPROXIMATE GROSS INTERNAL AREA = 144.9 SQ M / 1560 SQ FT



GROUND FLOOR
83.8 SQ M / 902 SQ FT



FIRST FLOOR
61.1 SQ M / 658 SQ FT

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

Banner Cross
Dronfield
Hathersage
Bakewell
Matlock
www.saxtonmee.co.uk

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3 Bank View, Main Road, Hathersage S32 1BB
Matlock Street, Bakewell DE45 1EE
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