

Serendipity Farm, Bradshaw Lane, Hope Valley, S32 5QR

# Serendipity Farm, Bradsho

## Hope Valley, S32 5QR

### Description

Serendipity Farm is quite special. Located on an expansive plot that includes generous gardens, plenty of parking and two gated driveways, the property also comes with a detached studio/annexe that offers a variety of uses. Currently used as a holiday let it could also offer solutions for those who spend time working from home or as an annexe for a dependent relative if preferred. The property offers an excellent range of accommodation over two floors that includes a number of reception areas, a large Orangery and three double bedrooms on the first floor. The position, on the fringe of this most quintessential of English Villages, is also delightful. Offering residents a high degree of privacy yet only a moments walk away from the centre of the village. Foolow is a very highly regarded locality, close to Eyam and within a short commute of Sheffield. The stunning countryside of The Peak Park provides the perfect backdrop to this most lovely of homes. A further section of land is available for £30,000 by separate negotiation.

### ELR PREMIUM - IMPORTANT PLEASE READ:

ELR is marketing this property with the benefit of 'ELR Premium'.

ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be, an unnecessary sales process.

Purchasers will benefit from the pre sale buyers pack, which we have created with our legal partners, Banner Jones Solicitors, to give buyers as much information as possible before they agree to purchase.

The pack includes:

Property Information Questionnaire (PIQ - a summary of the TA6)

TA10 (Fittings and Contents)

Official Copy of the Register

Title Plan

Local Search\*

Water and Drainage Search\*

Coal and Mining Search\*

Environmental Search\*

(ELR have ordered the local, drainage, coal and environmental searches; we will add these to the pack as they become available)

ELR Premium allows the sale process to be completed significantly quicker than a 'normal sale'. This is because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed. The searches, which can take up to five weeks, are ordered on the day the listing goes live and are transferable to the successful buyer as part of their legal due diligence.

Additionally, and on behalf of the seller, ELR requests that the successful buyer enters into a Reservation Agreement and pays the Reservation Agreement Fee of £595 (including VAT). This includes payment for the Information Pack and all the searches (which a buyer typically purchases separately after the sale is agreed). Upon receipt of the signed Reservation Agreement, payment of the Reservation Agreement Fee, completion of ID and AML checks and the issuing of the Memorandum of Sale, the Seller will agree to take the Property off the market and market it as 'Sold Subject To Contract' (SSC).

The reservation period is agreed upon at the time of sale but is usually between 60 and 120 days.

The Reservation Fee is non-refundable except where the Seller withdraws from the sale. A copy of the Reservation Agreement is available on request, and ELR advises







Total area: approx. 232.9 sq. metres (2507.2 sq. feet)



**Bakewell**  
3 Royal Oak Place  
Matlock Street  
Bakewell DE45 1HD  
T: 01629 700699  
E: bakewell@elr.co.uk

**Banner Cross**  
888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: bannercross@elr.co.uk

**Dore**  
33 Townhead Road  
Sheffield  
S17 3GD  
T: 0114 2362420  
E: dore@elr.co.uk

**Hathersage**  
Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: peakdistrict@elr.co.uk

**Rotherham**  
149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: wickersley@elr.co.uk

**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.