



Sycamore Cottage, Grindsbrook Booth, Edale Village, Hope Valley, S33

Saxton Mee

Grindsbrook Booth

Edale Village

Offers Around

£375,000

We are delighted to offer a rare opportunity to buy a beautiful and sympathetically appointed two bedroom, late 18th Century Grade II listed cottage located in the delightful location at the very start of the Pennine Way in the heart of the Peak National Park and only 35 minutes by train to the centres of Sheffield and Manchester.

Sycamore Cottage is a charming picturesque double fronted stone cottage in Edale a lovely village with a school, café and two pubs surrounded by rolling hills with Kinder Scout, Mam Tor and Mam Nick and stunning local walks.

The house has been sympathetically upgraded retaining many lovely original features and is offered for sale with a completed onward chain and an early viewing is strongly recommended.

Charming lounge, flagged floor and Gritstone fireplace with multi fuel fire and beamed ceiling, bespoke kitchen, further area and stable door to rear, beautifully fitted bathroom. On the first floor main bedroom with window seat and Gritstone fireplace and open plan bedroom two.

Outside cottage garden to the front, and to the rear, south-westerly facing cottage garden with lovely aspect. Stone built store place. Off road parking available but not owned by the property

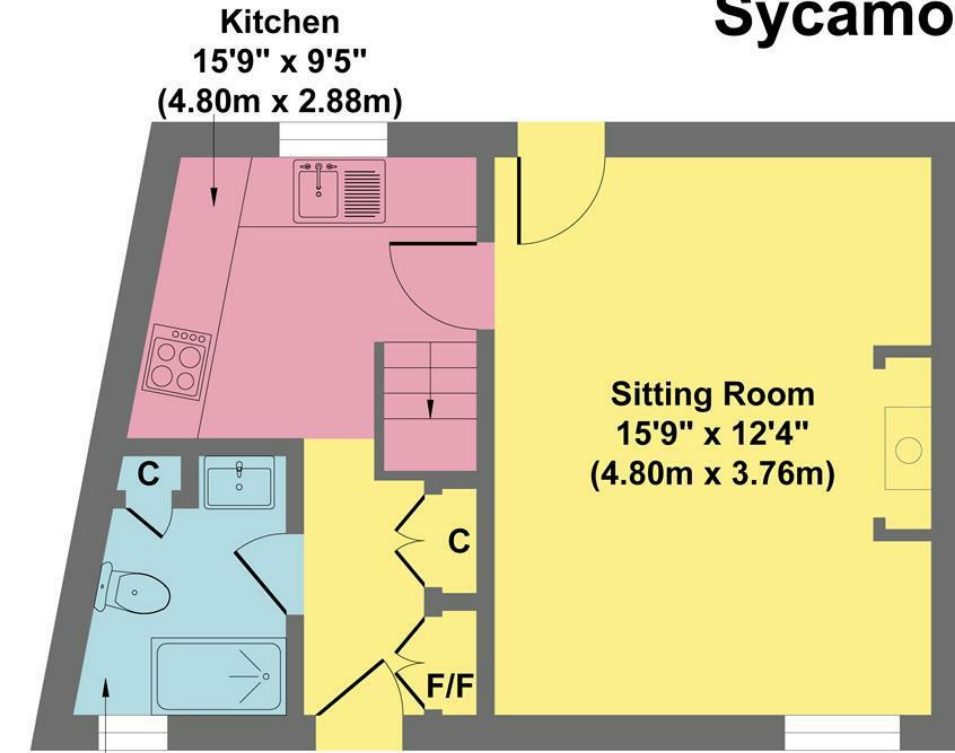


- Charming Double Fronted Picturesque Cottage
- Grade II Listed And Dating Back To The Late 18th Century
- Sympathetically Upgraded By The Current Owners
- Lovely Gritstone Fireplace In The Sitting Room With Multi Fuel Stove
- Two Bedrooms
- Lovely Setting Below Kinder Scout And At The Start Of The Pennine Way
- Completed Chain And An Early Viewing Strongly Recommended





Sycamore Cottage

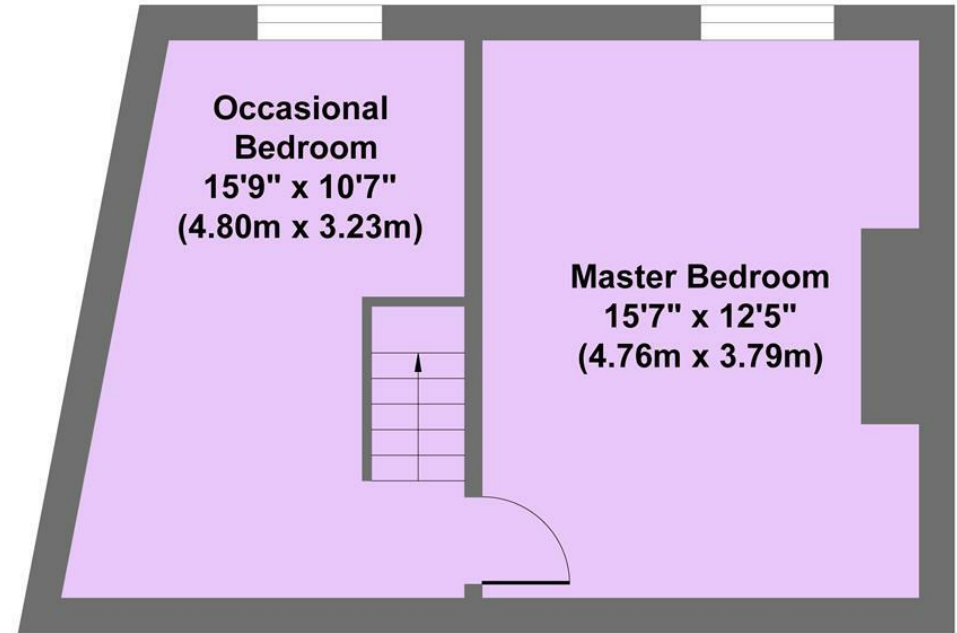


Shower Room
7'4" x 4'9"
(2.23m x 1.44m)

Ground Floor

Approximate Floor Area

357 sq.ft
(33.21 sq.m.)



First Floor

Approximate Floor Area

357 sq.ft
(33.21 sq.m.)

Approx. Gross Internal Floor Area 715 sq.ft / 66.42 sq.m

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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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