

A two bedroom mid terrace cottage enviably positioned in the village of Bamford benefitting from delightful cottage garden and lovely views across the Hope Valley. Occupying a superb position in this picturesque village, 3 Greenhead Cottages benefits from accommodation arranged over two floors with many attractive features including high ceilings, original fireplace and double glazed windows throughout. The property is well suited as a full time home, holiday let or second home.

The front door opens to the sitting room with front facing aspect across the garden and carpet running throughout the room. The focal point of the room is provided by an original stone fireplace with cast iron wood burning stove. The kitchen features a range of Shaker style units surmounted by roll edge work tops incorporating a stainless steel sink and drainer, four burner hob with extractor over and double oven. There is space for an under counter fridge, washing machine and freezer. A stable door provides access to the garden.

Stairs rise to the first floor landing providing access to all rooms. The master bedroom is a front facing double bedroom with fitted wardrobe space and a lovely view across the garden. From this bedroom there are magnificent views across the Hope Valley towards Shatton Moor and Bradwell Edge. Bedroom two is a rear facing single bedroom with fitted storage and rear facing view of Bamford Edge. The family bathroom completes the accommodation comprising a white suite of bath, low flush wc and pedestal wash basin.

Outside, to the front of the property is a delightful south facing cottage garden laid to lawn with deep floral borders. A pedestrian gate and pathway provides access to the front door. To the rear of the property is an easily maintained raised bed and steps lead to a brick built shed ideal for storage.

- Stone built mid terrace cottage in the heart of picturesque village of Bamford
- Delightful south facing cottage garden
- Sitting room with wood burning stove
- Well-equipped kitchen with stable door to the garden
- Two bedrooms in cluding master bedroom
- Family bathroom
- External shed to the rear
- Offered to the market with no onward chain
- Majority UPVC double glazing
- Internal viewing essential















First Floor Ground Floor 32 sq.m/340.03 sq.ft 32 sq.m/340.03 sq.ft Approx. Approx. Kitchen 2.40 m x 2.75 m 4.28 m x 2.75 m 7.87 ft x 9.02 ft 14.04 ft x 9.02 ft Landing Outbuilding Sitting Room Redroom 1 5 sq.m/52.19 sq.ft 4.28 m x 4.05 m 4.28 m x 3.41 m Approx. 14.04 ft x 13.29 ft 14.04 ft x 11.19 ft Garden Store 3.51 m x 1.08 m 11.52 ft x 3.54 ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walfs are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

CL Let 6/2018





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