
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
Holly Cottage, Bradshaw Lane, Foolow, Hope Valley, S32 5QR

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Occupying an attractive position overlooking the heart of this sought-after Peak District village, this charming cottage offers spacious and versatile accommodation arranged over two floors. The property retains a wealth of original character features, including stone-built fireplaces, exposed ceiling beams and stone lintels, combining traditional charm with comfortable modern living.

The front door opens into a welcoming entrance hall with attractive tiled flooring and access to a useful utility room. This practical space provides plumbing and provision for a washing machine and tumble dryer, together with internal access to the single garage. The utility room also leads to a separate WC with washbasin and a large storage cupboard.

Leading from the entrance hall is a spacious dining kitchen, fitted with a range of units and generous worktop space. The kitchen is equipped with an oven, four-burner hob, fridge freezer and dishwasher. A sink and drainer are positioned beneath a front-facing window, enjoying pleasant views across the garden and village. There is ample room for a dining table and chairs, making this an ideal space for everyday family living.

At the heart of the cottage is an impressive and versatile dining hall, featuring an attractive original stone-built fireplace, exposed stone lintels and a staircase rising to the first floor. This characterful space provides a lovely central area for entertaining and dining.

The sitting room is a particularly appealing dual-aspect reception room, enjoying a pleasant outlook towards the garden. Original ceiling beams add considerable character, while a striking gritstone fireplace with wood-burning stove provides an attractive focal point, creating a warm and inviting atmosphere.

Stairs rise to the first-floor landing, which provides access to both bedrooms and the family shower room.

Bedroom one is a generous double bedroom enjoying dual-aspect windows and lovely views across the garden towards the heart of the village. The room also benefits from fitted storage. Bedroom two is a further well-proportioned double bedroom, with fitted storage and an attractive outlook over the garden.

The accommodation is completed by a contemporary-style family shower room, fitted with a large shower enclosure with chrome fittings, low-flush WC, washbasin and useful storage cupboard.

Outside
To the front of the property is a delightful south-facing garden, predominantly laid to lawn and complemented by a generous patio area and a separate seating space. Enclosed by traditional dry-stone walling, the garden is attractively planted with a variety of shrubs and small trees. Its enviable southerly aspect enjoys sunshine throughout much of the day, while the elevated outlook provides a particularly charming view across the village duck pond and towards Foolow Church.
To the side of the property is an attached single garage, conveniently accessed internally via the utility room.

This delightful cottage offers a rare opportunity to acquire a characterful village home, combining spacious accommodation, attractive original features and a wonderful garden setting in one of the Peak District's most picturesque villages.

- Charming two bedroomed cottage in the highly sought after village of Foolow
- South facing cottage garden
- Beautiful aspect across the village toward duckpond
- Sitting room with gritstone fireplace and dual aspect
- Dining kitchen
- Dining hall
- Entrance hall, utility room and cloakroom WC
- Two spacious bedrooms
- Bathroom
- Single garage





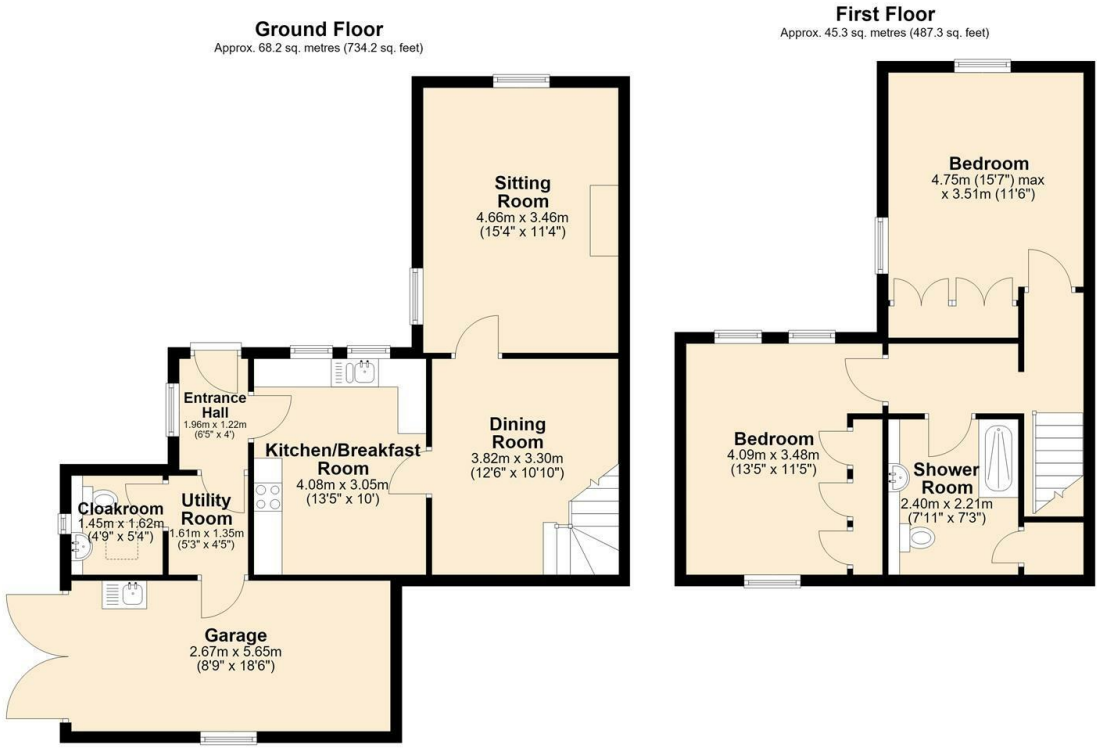












Total area: approx. 113.5 sq. metres (1221.5 sq. feet)





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