



Ladybower House, Ladybower  
Hope Valley  
Derbyshire  
S33 0AX

Saxton Mee



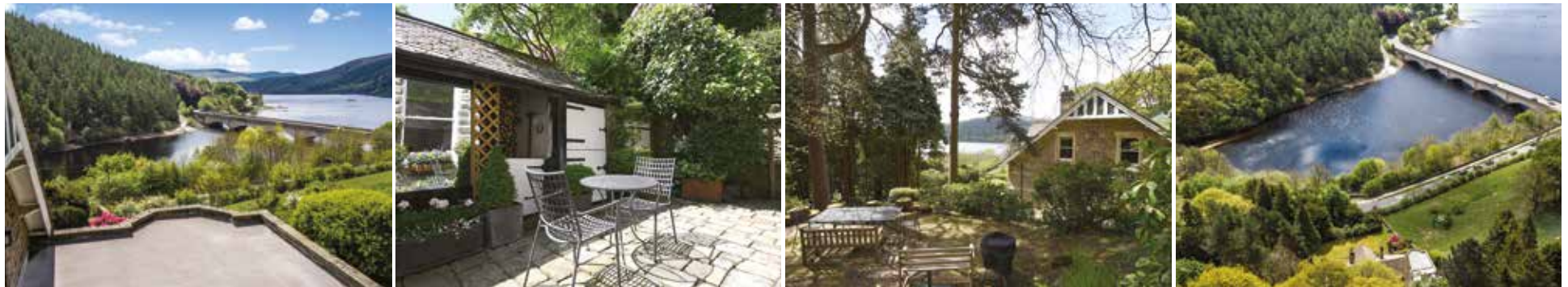
# Ladybower House, Ladybower, Hope Valley, Derbyshire S33 0AX

Rarely do properties of this calibre come to the open market.

Located in a stunning spectacular location overlooking Ladybower Reservoir and views down the valley to Winn Hill. In a delightful setting with a long driveway and attractive well maintained grounds together with a field extending in total to approximately 4 acres.

An impressive, deceptively large five bedroom, three bathroom historic family home, beautifully maintained and upgraded by the current owners for the discerning buyer.

- Superb Detached House
- Spectacular Southerly Views over Ladybower
- Deceptively Large Accommodation (Apprx 4000sqft)
- 5 Bedrooms/3 Bathrooms
- Beautifully Maintained & Upgraded • Delightful Grounds inc. Field
- Approximately 4 Acres
- Must Be Viewed
- EPC Rating: F
- Viewing: Hathersage Office



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. SERVICES: 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. MEASUREMENTS: Please note all the measurement details are approximate and should not be relied upon as exact. FLOORPLANS: Plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures, fittings or furnishings.

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The property dates back to the 1880s and was originally a shooting lodge for Sir Arthur Whiteman, a Sheffield Dignitary and Solicitor. It is believed the first floor was added and the property was converted into a family home in approximately the 1920s. The current owners have lived at the property since 1976.

### **Location**

Set in a stunning location with unbelievable views over the Ladybower Reservoir, the property is less than two miles drive from the Village of Bamford which has good amenities including local school, train station and the popular Sicklehome Golf Club. Within easy access of Sheffield and commuting distance to Manchester.

### **The Accommodation Comprises**

#### **Side Entrance Lobby**

#### **Impressive Long Main Reception Hall**

A stunning entrance with Sepele mahogany flooring and with all main rooms leading off.

#### **Family Room**

With feature fireplace and window seat with lovely views over the grounds and over Ladybower Reservoir in the valley.

#### **Drawing Room**

A spectacular large principal reception room with large walk in feature bay window with stunning views down over the reservoir and across to Winn Hill. Feature marble fireplace with open fire.

#### **Dining Room**

With walk in bay French window with southerly views over the reservoir, down the valley and Winn Hill.

#### **Breakfast Kitchen**

Recently beautifully fitted out with extensive range of units painted in Farrow & Ball and Silestone work surfaces.

#### **Separate Utility/Laundry**

#### **Bedroom Suite**

Comprising entrance hall

#### **Bedroom**

With walk in bay window with spectacular southerly views over Ladybower Reservoir.

#### **En-Suite Luxury Bathroom**

Beautifully fitted out with marble vanity unit.

#### **Separate WC**

#### **Home Office/Bedroom**

#### **Rear Lobby**

With staircase to the first floor.

#### **Luxury Large Bathroom**

With full suite.

#### **First Floor Large Impressive Landing**

#### **Bedroom Suite**

A lovely large bedroom with French window leading out onto a very large roof terrace with breathtaking views over the grounds surrounding the adjoining field and down over Ladybower Reservoir, the bridge and across to Winn Hill.

#### **En-Suite Bathroom**

With full suite.

#### **Double Bedroom**

With views over the side garden.

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With views over the side garden.

#### **Large Roof Area**

Access to a very large roof area offering an amazing amount of space and height and with great flexibility to be converted into further accommodation, play room, etc.

#### **Outside**

The property is approached via an electric gate onto a long gravelled driveway up to extensive parking and turning area.

LARGE CAR PORT to the side of the property.

To the front an extensive York stone flagged terrace, lawned area leading off with attractive floral borders and mature trees and shrubs surrounding. From the main terrace lovely views down over Ladybower Reservoir and the bridge, across the valley and down to Winn Hill.

To the side and rear of the property there is an attractive woodland area with beautiful walkways through and lovely features and sitting out areas. A haven for wildlife and a very peaceful setting.

To the far side of the property is a side courtyard area with a range of outbuildings. Adjacent to this area a gate gives access through to the adjoining field, which is approximately three acres. Ideal for those wishing to keep animals.

The grounds in total extend to approximately four acres.

#### **Services**

The property has mains electricity, oil fired central heating and a private water supply but this could be connected to the mains if the purchaser wishes. The property has a private septic tank for drainage.

#### **Valuer/Negotiator**

James Mee/Jill Reeves

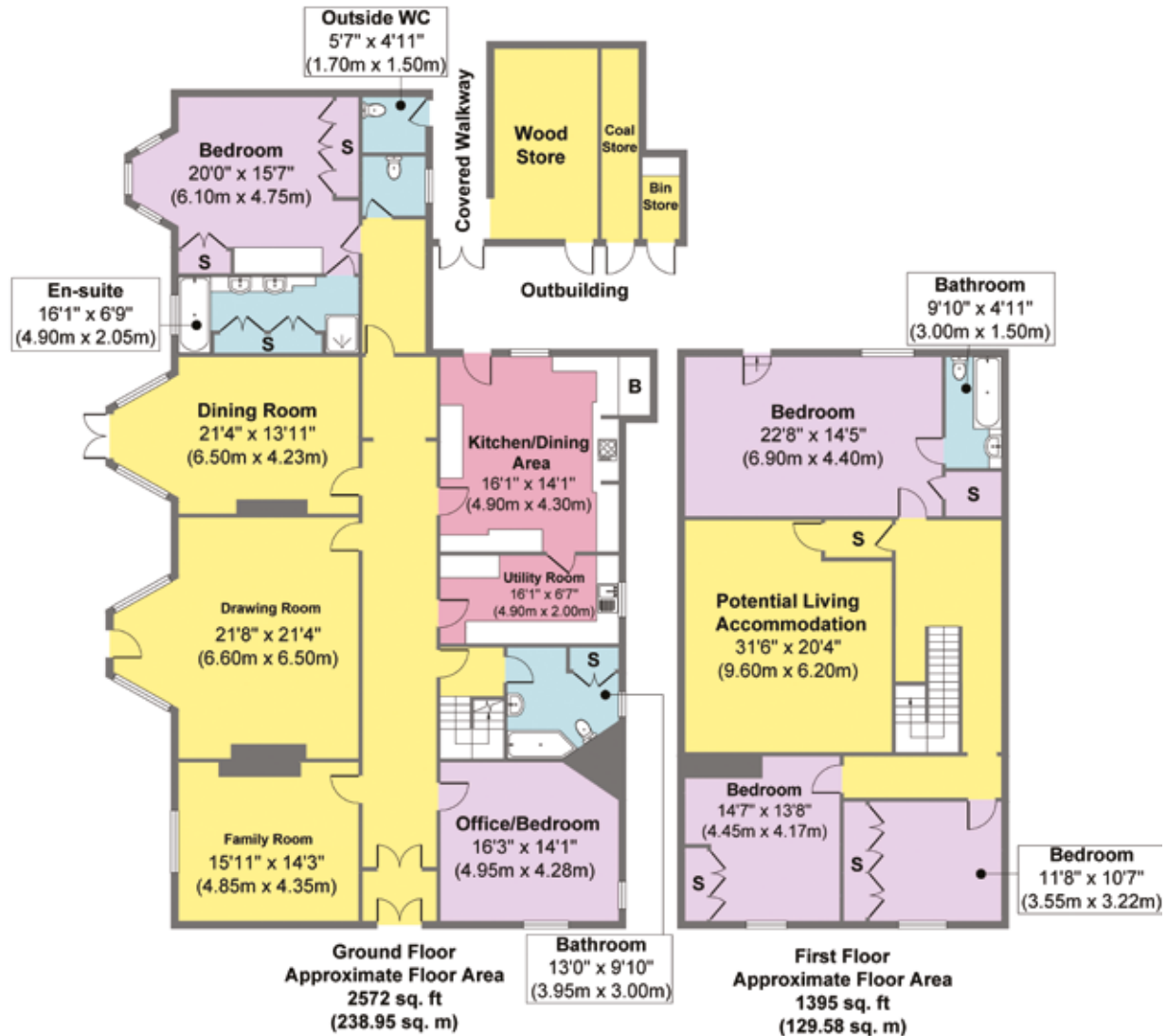
#### **Viewing**

Strictly by appointment through the Hathersage Office  
01433 650009



For identification purposes only - not to scale

# Ladybower House



**Approx. Gross Internal Floor Area 3967 sq. ft / 368.55 sq. m**

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

Produced by Elements Property





