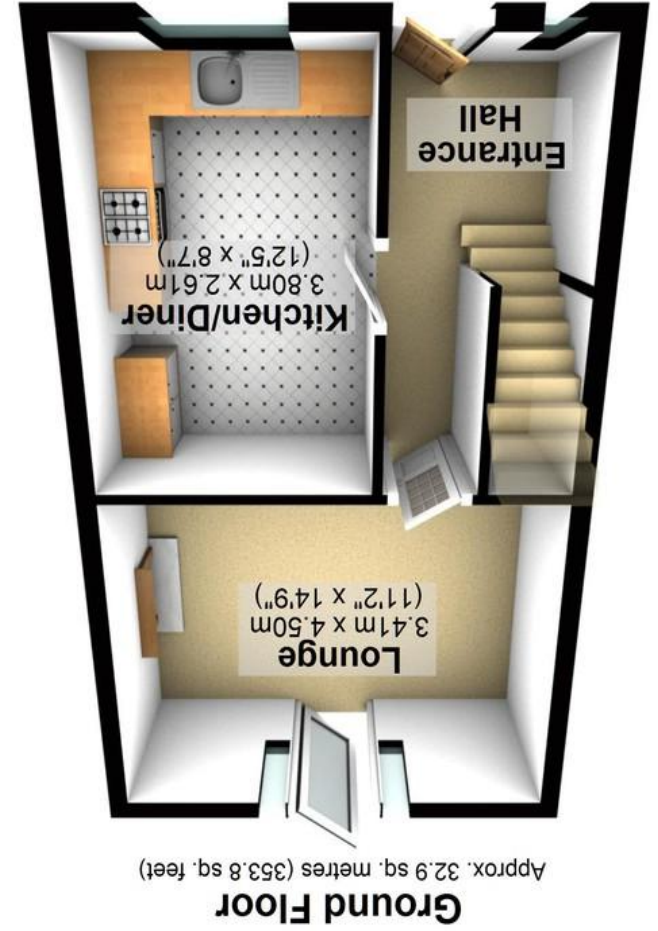
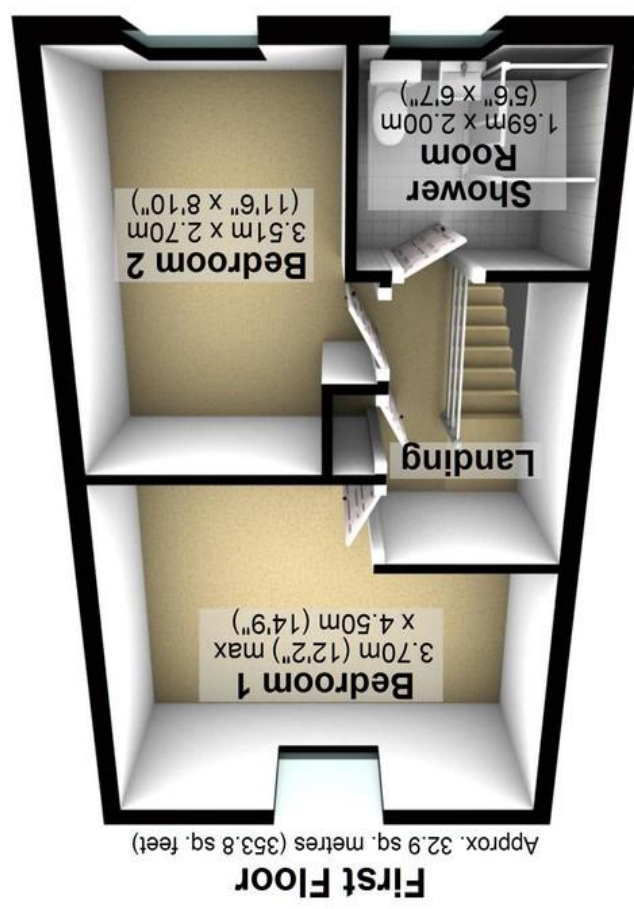


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

All measurements are approximate  
Plan produced using Planip.

Total area: approx. 65.7 sq. metres (707.6 sq. feet)





5 Ibbotsons Croft | Hathersage | Hope Valley | S32 1DW Property Tenure: Leasehold

An incredibly rare opportunity has arisen to purchase this fabulous, two double bed roomed cottage property. Quietly tucked away on this little known development in the very heart of picturesque Hathersage village with all the local amenities including, eateries, cafes, outdoor swimming pool and restaurants a short stroll from the front door. Offered to the open market with the benefit of no upward chain and immediate vacant possession number five enjoys a spacious rear southerly facing garden and the huge benefit of two dedicated parking spaces. Pitch perfect for those looking to downsize, young professional couple or the investor looking to take advantage of the lucrative holiday let. With vast potential and scope to further improve the internal layout and create a third bedroom if required together with the ability to extend to the rear (subject to planning) to create a stunning finish. With fabulous valley views to the front it's easy to say that viewing is absolutely essential to do full justice.



**PROPERTY FEATURES**

- FABULOUS END OF RUN COTTAGE STYLE PROPERTY
- TWO LARGE AND SPACIOUS DOUBLE BEDROOMS TO THE FIRST FLOOR
- HUGE POTENTIAL TO CREATE A THIRD BEDROOM IF REQUIRED
- QUIET LITTLE KNOWN DEVELOPMENT SET BACK FROM THE ROAD
- HEART OF PICTURESQUE HATHERSAGE VILLAGE
- SHORT STROLL TO THE VILLAGE CENTRE
- TWO DEDICATED PARKING BAYS
- STUNNING VIEWS OVER THE VALLEY
- AVAILABLE WITH NO UPWARD CHAIN AND VACANT POSSESSION
- LEASEHOLD 99 YEARS REMAINING £35.00 PA

**GUIDE PRICE £325,000-£350,000**

