



EADON LOCKWOOD & RIDDLE
SALES • LETTINGS • SURVEYS



Overthwarts House, Castleton, S33 8WB

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A magnificent four bedroomed stone built detached family home, occupying a wonderful south facing position with uninterrupted, panoramic views around the Hope Valley. Situated within mature gardens and surrounded by farmland, this architecturally designed home has stunning accommodation set across two floors. Designed with views in mind, the property features a superb triple aspect sitting room and a living kitchen with magnificent arched double height ceiling.

A solid wood front door opens to a reception hall with access to a cloakroom WC and glazed door to the multi purpose, fully insulated studio. This versatile room has rooflights, underfloor heating and is suitable for a games room, office or gym. French windows from the entrance hall open to a rear patio with uninterrupted views of Mam Tor and the hills surrounding Castleton.

An opening leads to the living kitchen with double height ceiling and impressive floor-to ceiling arch window with lovely views. The luxury kitchen features a range of high gloss units surmounted by granite work surfaces featuring two Smeg ovens, four burner hob with extractor over, integral wine cooler and dishwasher. A stainless steel sink and drainer is set beneath a front facing window with full view of the front garden. To one side of the kitchen are further Shaker units with featuring glass cabinet and space for an American style fridge/freezer.

Accessed off the kitchen is a spacious utility room featuring a range of cream gloss units with worktop space and stainless steel sink and drainer. There is space for a washing machine and separate tumble dryer. This room also houses the boiler and electrics for underfloor heating which runs throughout the ground floor.

A magnificent triple aspect sitting room has a stone built fireplace with contemporary style wood burning stove and fitted cabinet with bookshelving. The room has panoramic views of the surrounding hillsides and a door provides access to the front garden.



- Impressive stone built detached family home between the villages of Hope & Castleton
- Well-equipped utility room
- Stunning location on the edge of two well served villages & surrounded by farmland
- Four double bedrooms, two of with en-suite wet rooms
- 360 degree panoramic views of the Hope Valley
- Luxury family bathroom
- Magnificent living kitchen with floor to ceiling arched window
- Integral multi-purpose studio
- Triple aspect sitting room with contemporary style stove
- Beautiful south facing gardens & off road parking

From the living kitchen stairs rise to a galleried landing with access to the master bedroom. This spacious double bedroom has lovely views of the surrounding hills, fitted wardrobe space and adjoining en-suite wet room with Travertine tiling and contemporary white suite. Bedroom two is a further generous double bedroom with lovely front facing view, fitted wardrobe space and en-suite wet room with Travertine tiling and contemporary suite. There are two further double bedrooms both enjoying uninterrupted views of adjoining countryside. The luxury family bathroom is fully tiled in Travertine featuring an oversized open shower, contemporary suite with stand alone bath, low flush WC and wall mounted wash basin. The room also features two radiators, one of which is chrome and there are lovely views across the garden and surrounding countryside.

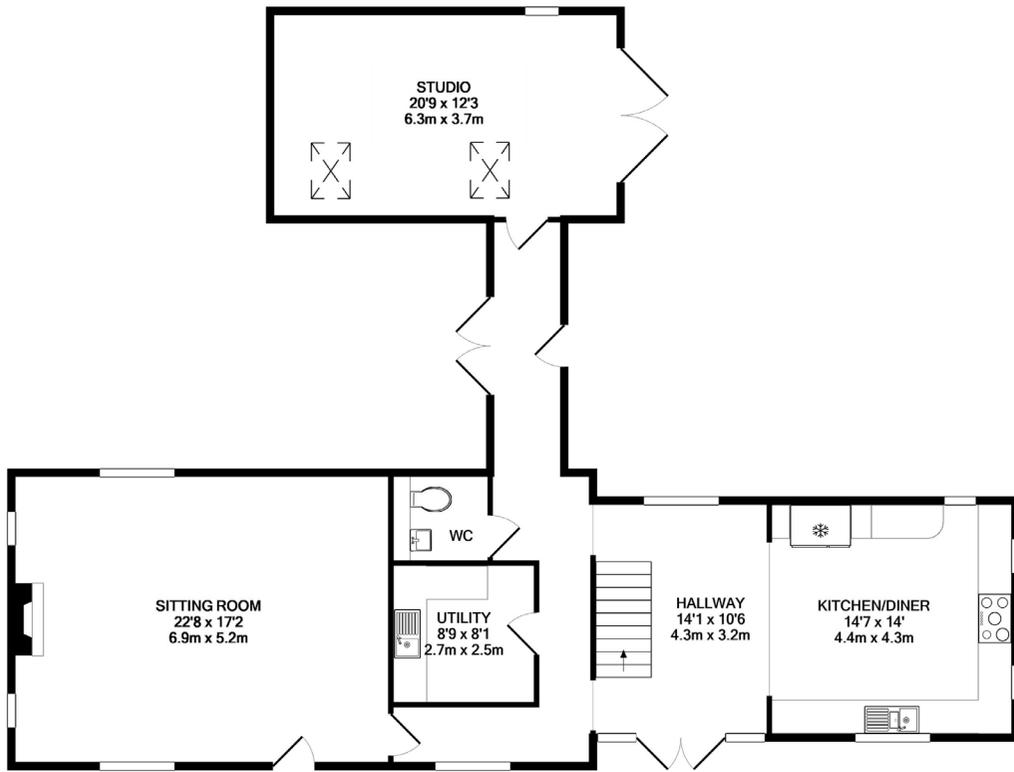
Outside, the property is approached by a five bar gate leading to a stone chipped parking area for several vehicles. Lawned gardens surround the property on all sides and there are uninterrupted views across the surrounding hillsides taking in Lose Hill, Mam Tor, Peveril Castle, Hollins Cross and Win Hill. To the front and side of the property are cobbled and stone flagged patios ideal for sitting out during the summer months. The south facing front garden is predominantly laid to lawn with deep floral borders and mature trees offering excellent privacy.



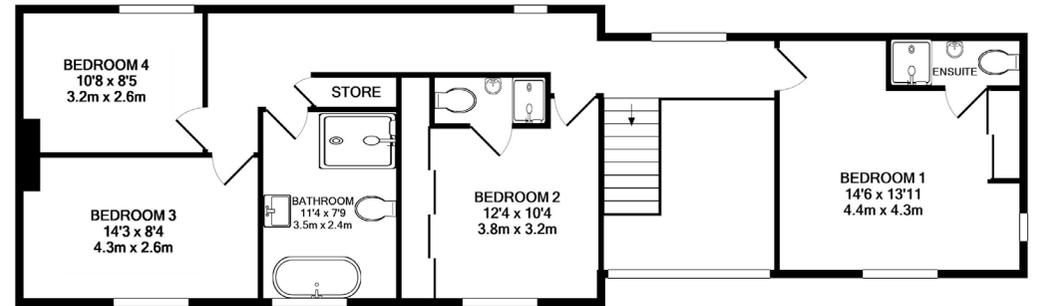








GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 2121 SQ.FT. (197.0 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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