



Primrose House Church Street, Eyam, Hope Valley S32 5QH

Saxton Mee

Lettings

Primrose House Church Street Eyam

Per Calendar Month

£1,400 Per Calendar

Welcome to Primrose Cottage – a beautifully restored three bedroom home that captures the essence of country living. Tucked away in the historic village of Eyam, this charming property has been thoughtfully modernised to an exceptional standard, offering a perfect balance of period character and contemporary comfort.

Finished to an exceptional standard throughout, this delightful stone built cottage offers a warm and welcoming feel from the moment you step inside. The ground floor features an inviting entrance hallway leading to a cosy living room, complete with a striking feature fireplace – perfect for relaxing evenings. Flowing through to the dining room, you'll find another characterful stone fireplace, creating a truly charming setting for entertaining, with the benefit of underfloor heating downstairs.

The newly fitted kitchen is both stylish and functional, complemented by a convenient utility room and ground floor WC.

Upstairs, the cottage offers three well proportioned bedrooms: a generous master double, a second spacious double, and a versatile third bedroom ideal as a home office or nursery. The family bathroom is finished with a crisp white three piece suite and a separate walk in shower, offering both comfort and practicality.

To the rear, a private courtyard style garden provides a tranquil setting for outdoor dining or morning coffee. There is private parking for two vehicles.

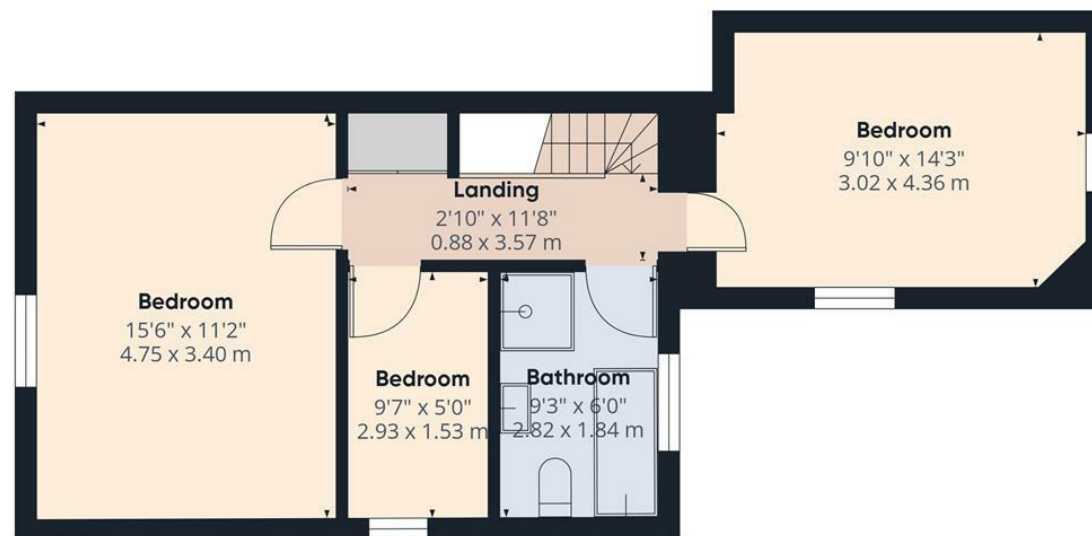
The property is offered on a part furnished or unfurnished basis, with no smokers permitted. It has an EPC rating of D and falls within Council Tax Band D.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

984 ft²
91.5 m²

Reduced headroom

6 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS:
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

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. 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

