



Rose Cottage, Lydgate, Eyam, Hope Valley, S32 5QU





# Lydgate

## Eyam

Offers In The Region Of

# £275,000

A captivating character cottage nestled in the historic village of Eyam, brimming with original features blended with modern comforts. It offers a serene retreat amidst tranquil countryside surroundings.

Eyam's idyllic setting, surrounded by breathtaking countryside, invites outdoor enthusiasts to explore local walks and cycle trails conveniently accessible from the doorstep. With a vibrant village community, the property maintains easy access to major commercial centres ensuring a harmonious balance between rural peace and urban convenience.

The immaculately presented accommodation welcomes you with a front entrance lobby, a ground floor bathroom. The cozy sitting room delights with exposed beams, stonework, and original storage cupboard, accentuated by a stone floor and a multi-fuel stove. French doors open to the rear seating terrace. The pretty dual-aspect fitted kitchen completes the ground floor.

Ascending to the first floor, a gorgeous dual-aspect double bedroom with built-in storage and offering views of the picturesque surroundings.

Outside, the property features a long garden at the rear, adorned with a seating terrace and beds, ideal for relaxing or entertaining. A useful stone store with power adds practicality to the outdoor space.

Offered with no upward chain.



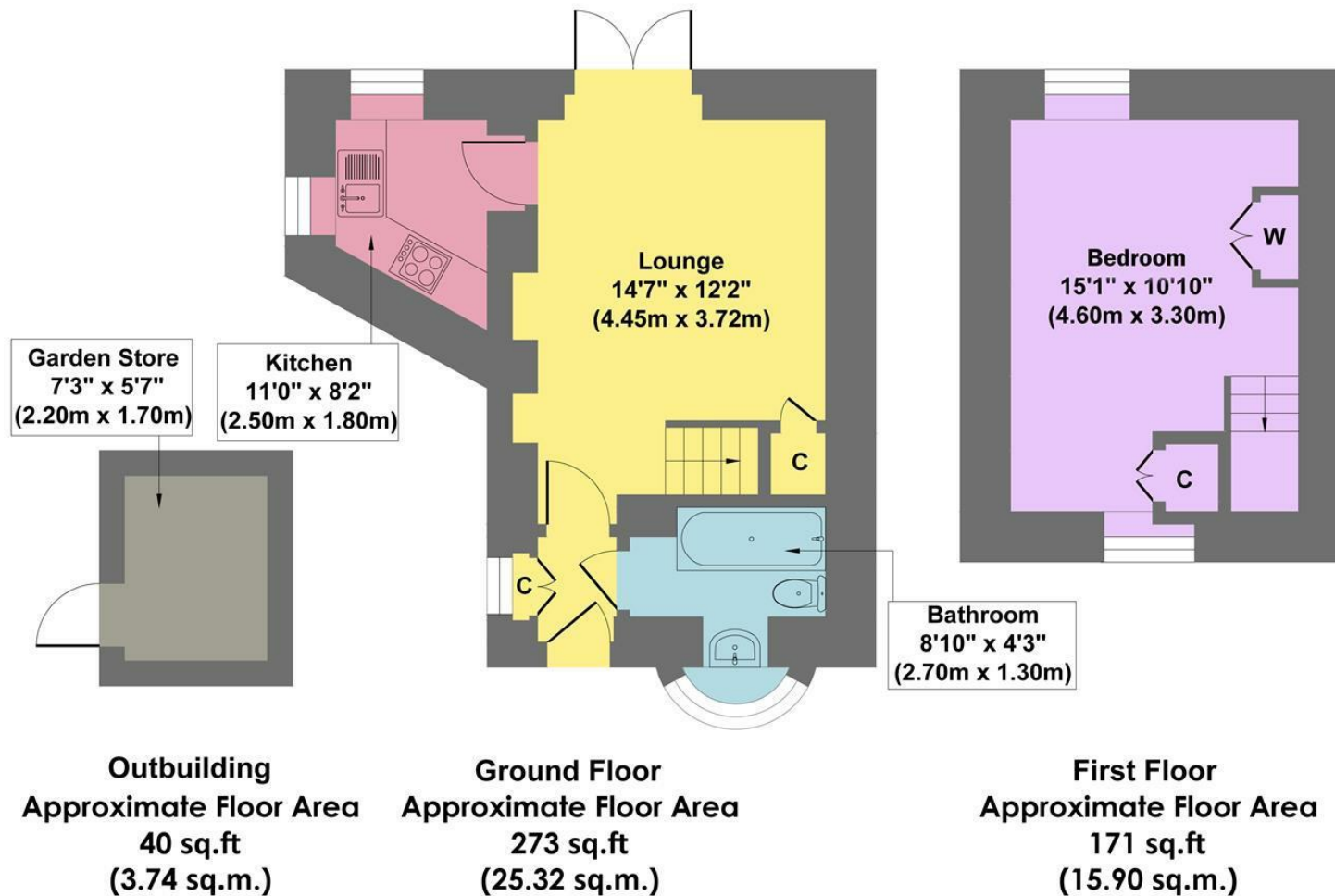
- Peaceful & Picturesque Setting In Historic Eyam Village
- Large Rear Garden With Stone Store
- Ideal Main Home Or Holiday Cottage
- Close Proximity To Shops Cafes Country Inns & Restaurants
- Brimming With Charm & Character Features
- Immaculately Presented Throughout
- Easy Access To Local Walks & Cycle Trails
- No Upward Chain
- EPC: TBC
- Viewings: Hathersage Office







# Rose Cottage



**Approx. Gross Internal Floor Area 484 sq.ft / 44.96 sq.m**

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

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.\*