



Merrill House, Townhead, Eyam, Derbyshire, S32 5RE

Saxton Mee

Townhead

Offers Around

£625,000

Situated in this historic Peak District Village, famous for The Plague, a stunning Grade II Listed, three bedroom semi detached house, together with a separate detached one bedroom cottage, ideal for a dependant relative, holiday let or Air BnB to provide substantial additional income.

The properties date back to the mid 1600s and have been sympathetically upgraded to an exceedingly high standard whilst many charming original features including oak beamed ceilings, exposed oak floorboards, exposed stone walls, gritstone fireplaces and a magnificent bespoke living kitchen area.

Merrill House - entrance lobby, feature dog legged staircase, living breakfast kitchen with bespoke range of units, sitting room with massive gritstone fireplace and multi-fuel stove, dining room with gritstone fireplace and multifuel stove. First Floor: three excellent bedrooms, master with stone mullioned window. Luxury bathroom with slipper bath and large shower area.

Merrill Cottage - separate detached self contained unit with entrance lobby, shower room, small kitchen area and living area with feature fireplace. First Floor: double bedroom.

Outside: cobbled courtyard to the front, private and enclosed. To the rear, lovely well established garden with terraced sitting area and upper terrace area with planning for a garden room/home office.

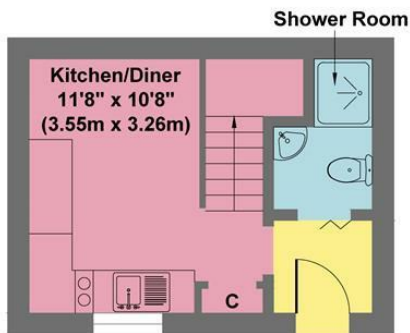


- Grade II Listed Semi Detached House + Separate Detached Cottage
- Dating Back to the Mid 1600s and the Famous Eyam Plague
- Both Properties Upgraded & Fitted Out to Exceedingly High Standard
- Merrill Cottage has potential as a Holiday Let/Air Bnb or Dependant Relative
- Driveway and Offroad Parking and Lovely Landscaped Rear Garden
- Planning Permission for Home Office/Studio
- Many Original Features inc Stone Mullioned Windows, Gritstone Fireplaces etc
- Rarely do Properties of this Calibre and Fit Out Come onto the Open Market
- EPC Exempt
- Viewing: Hathersage Office

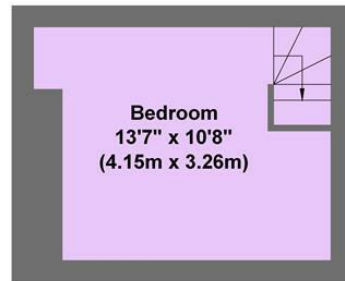




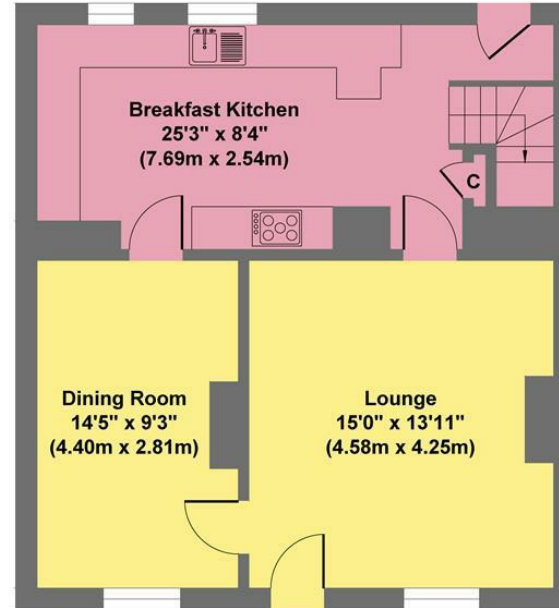
Merrill House



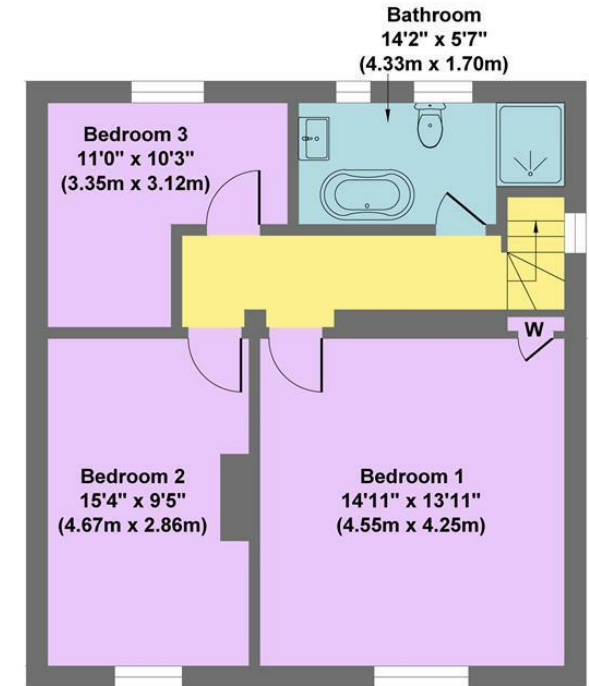
Cottage Ground Floor
 Approximate Floor Area
 183 sq.ft
 (16.99 sq.m.)



Cottage First Floor
 Approximate Floor Area
 146 sq.ft
 (13.52 sq.m.)



Ground Floor
 Approximate Floor Area
 611 sq.ft
 (56.74 sq.m.)



First Floor
 Approximate Floor Area
 611 sq.ft
 (56.74 sq.m.)

Approx. Gross Internal Floor Area 1550 sq.ft / 143.99 sq.m

Illustration for identification puposes 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.'

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