



3 Lower Burch Row The Causeway, Eyam, Derbyshire, S32 5QF

Saxton Mee



# 3 Lower Burch Row The

Offers Over

## £285,000

This charming Derbyshire cottage, once part of an original silk mill, is nestled within a historic Peak District village celebrated for its rich heritage dating back to the 17th century.

The three-story stone-built structure sits in a peaceful setting on the edge of the village, exuding warmth and character with a blend of rustic charm and modern conveniences. Thoughtfully designed for those seeking a tranquil countryside lifestyle, it offers easy access to the village's array of shops, cafes and country inns.

With scenic views over the surrounding landscape, this property is ideal as a primary residence or a holiday retreat for those who love the outdoors, thanks to nearby walking and cycling trails. The cottage includes off-road parking for two vehicles and a cozy courtyard for low-maintenance outdoor enjoyment.

Inside, the cottage unfolds with a front entrance porch leading into a spacious sitting room/dining room, complete with a gas stove. Adjacent to the sitting room is a charming breakfast kitchen, which opens onto the private rear terrace.

The first floor houses a double bedroom with built-in storage and a bathroom.

The second floor offers a large room also equipped with storage options, currently used as a double bedroom. Above, the expansive loft provides additional storage, with a Velux windows and accessible via a pull down ladder.

The rear of the property boasts a paved seating area bordered with gravelled flowerbeds, creating a serene and attractive outdoor space perfect for unwinding. This delightful cottage effortlessly combines historic character with contemporary comfort in one of Derbyshire's most picturesque settings.



- Idyllic Peak Park Setting
- Delightful Views Across The Village & Surrounding Countryside
- Off Road Parking For Two Vehicles
- Ideal Main Home Or Holiday Cottage
- Direct Access To A Wealth Of Outdoor Pursuits
- Easily Mnagaed Rear Garden
- Commutable Distance Of Manchester & Sheffield
- Excellent Village Amenities
- EPC: D
- Viewings: Hathersage Office





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