



Ashleigh Cottage Lydgate, Eyam, Derbyshire, S32 5QU

Saxton Mee



# Ashleigh Cottage Lydgate

Offers Around

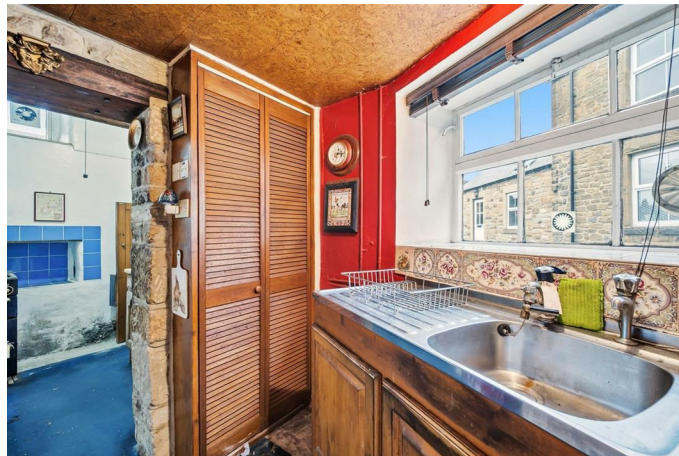
## £325,000

Situated in the heart of this historic village of Eyam in a lovely quiet position just off the square, a charming stone built, stone slate roof two double bedroomed semi-detached cottage, in need of updating and improvement to create a lovely home. This unique property has a lot of character and has a very pretty, private good sized garden and an attractive view over to Eyam Edge. Within a short walk the property has the benefit of having a detached garage with a further garden area to the rear and this is located off Water Lane just past the Miners Arms public house.

Offered for sale with immediate vacant possession and no chain. The property which dates back to the 1600's and comprises entrance lobby, sitting room with open fire and separate dining room with log burner with stone surround, , kitchen divided into two areas and with a further utility area and side entrance door. The first floor, two double bedrooms, bathroom with full suite. Outside to the rear, lovely south westerly facing cottage garden with terrace area, lawn, borders and views over to Eyam Edge.

Eyam has a remarkable history, most famously for the Plague of 1665 - 1666 where the local inhabitants protected the neighbouring communities by self-imposed quarantine during this period. Today it is a thriving Peak District village with a strong sense of community, welcoming pubs, cafes, independent shops and surrounded by the beautiful open countryside of the Peak District.

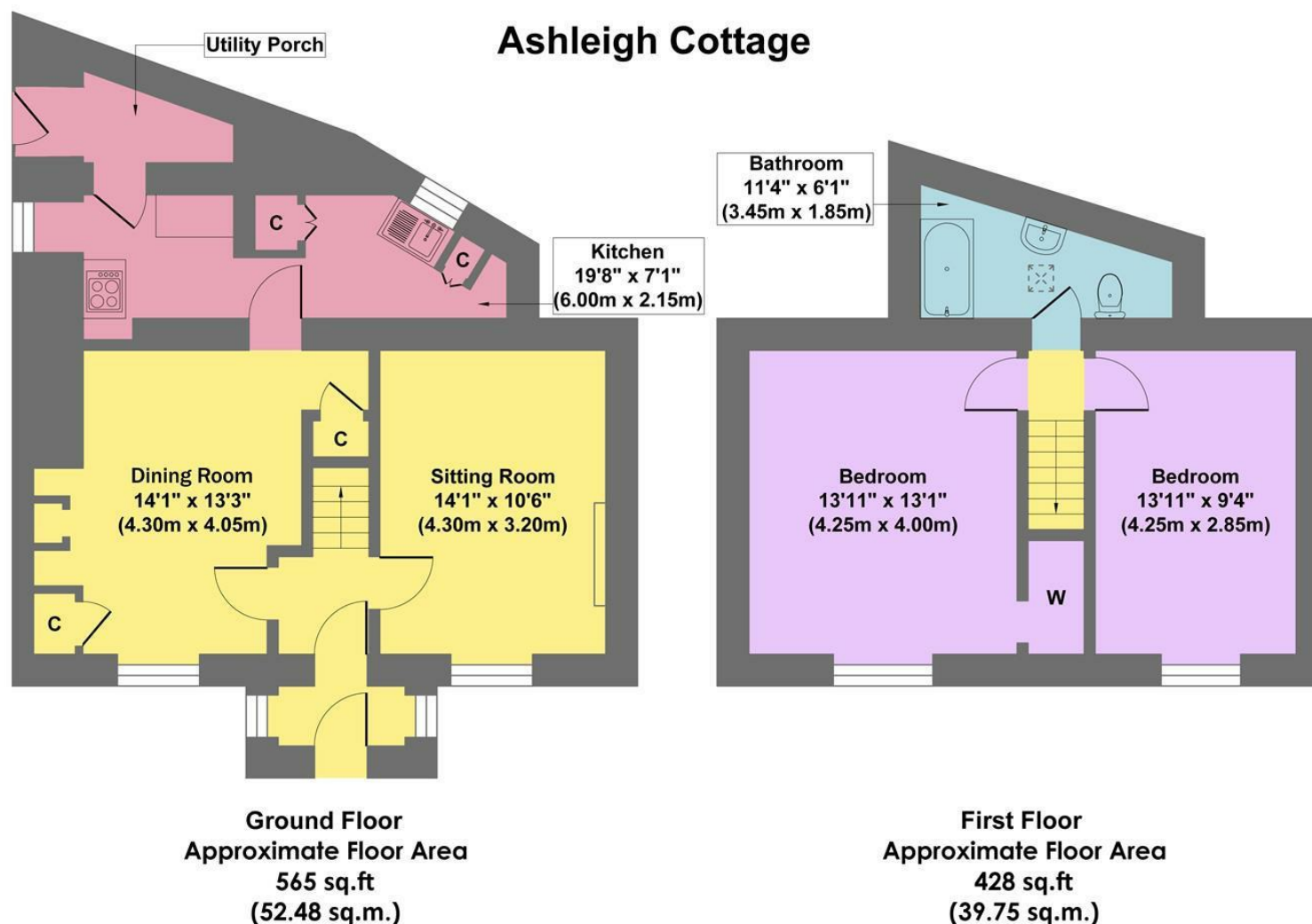
- Charming double fronted stone built, stone slate roof
- Two double bedroomed semi-detached cottage
- Immediate vacant possession, no chain
- Lovely pretty, private cottage garden which is south westerly facing
- In need of updating and modernisation
- Having the benefit of a garage and further garden area off Water Lane, past the Miner's pub
- Lovely quiet peaceful location
- Excellent amenities and local primary school
- EPC : G











**Approx. Gross Internal Floor Area 993 sq.ft / 92.23 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.'

Banner Cross  
 T: 0114 268 3241  
 E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
 T: 01433 650009  
 E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
 T: 01629 815307  
 E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
 T: 01629 828250  
 E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

