



Rock Cottage, Eagle Tor, Birchover, Derbyshire, DE4 2LY



# Eagle Tor

## Birchover

Offers In The Region Of

# £750,000

This impressive four-bedroom family home, complemented by a one-bedroom self-contained annex, a detached home office/study, various outbuildings, is set in an idyllic rural location on the edge of a picturesque Peak District village. The property is perfectly situated for enjoying local walks & outdoor pursuits, with convenient access to the shops, amenities & leisure facilities in nearby Bakewell & Matlock. Additionally, it falls within the catchment area for Lady Manners School & the village of Birchover offers a local primary school, a strong community spirit & two charming country inns.

The beautifully presented accommodation is rich in character & provides spacious, flexible living spaces finished to a high standard. The bespoke dining kitchen features oak units, granite work surfaces, integrated appliances, a distinctive raised window & a multi-fuel stove. A ground floor shower room & an inner hallway with ornamental woodwork & a built-in storage cupboard lead to a generous sitting room, which boasts exposed beams & a decorative gritstone fireplace with a multi-fuel stove.

Upstairs, the first-floor landing, adorned with decorative wood panelling, leads to a sunroom with exposed stonework & bi-folding doors that open to an enclosed sun terrace with a store. The master bedroom includes built-in wardrobes & the family bathroom is well-appointed. Additionally, there is a double bedroom with an en-suite shower room & two more double bedrooms, each with built-in storage.

The attached annex features a living/dining room with a fitted kitchen & a double bedroom with an en-suite shower room. The timber home office/studio occupies an elevated position, offering superb views.

The stunning gardens surrounding the property include planted beds, woodland & seating terraces, providing a perfect setting to enjoy the natural beauty & wildlife. The property is further enhanced by solar panels, an electric car charging point & a range of outbuildings.

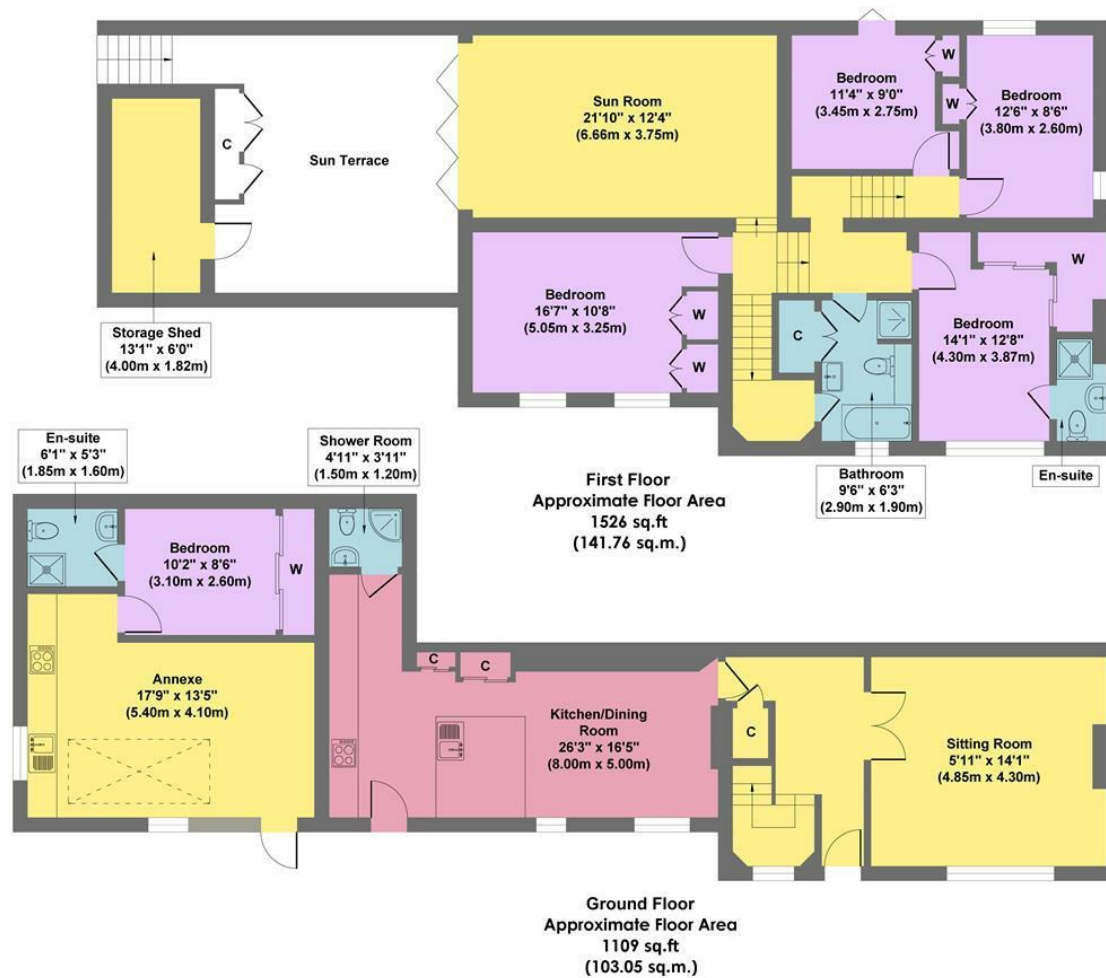


- Idyllic Village Setting With Direct Access To Many Local Walks
- Substantial Gardens Amounting To Approx 0.27 Acres
- Spacious & Flexible Family Living Accommodation
- Off Road Parking For Several Vehicles & Outbuildings
- Easy Reach Of Local Amenities Within Bakewell & Matlock
- Home Office/Studio & Self Contained Annexe
- Within Lady Manners School Catchment
- Solar Panels & EV Car Charging Point
- EPC: TBC
- Viewings: Bakewell Office





## Rock Cottage



**Approx. Gross Internal Floor Area 2635 sq.ft / 244.81 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.'

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