



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

Saxton Mee

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

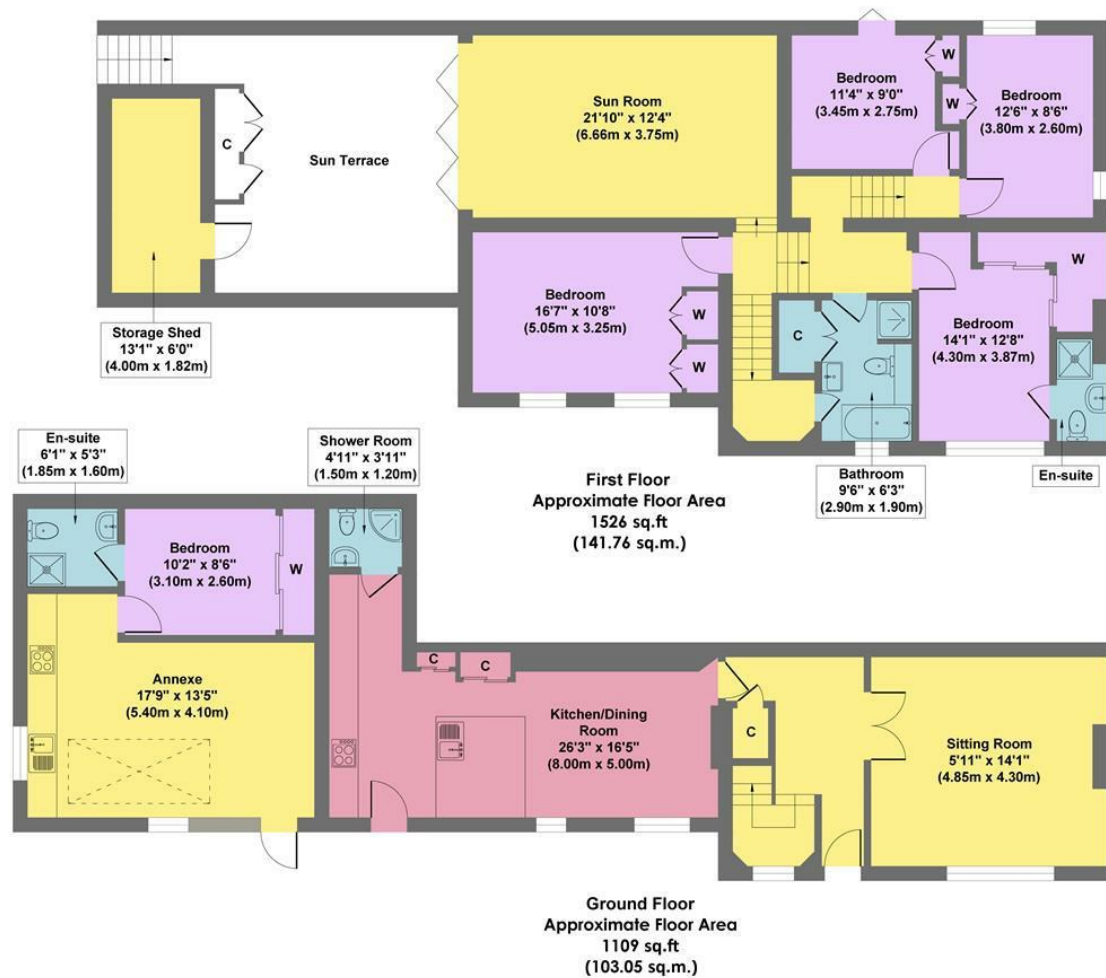


- Idyllic Village Setting With Direct Access To Many Local Walks
- Substantial Gardens Amounting To Approx 0.27 Acres
- Spacious & Flexible Family Living Accommodation
- Off Road Parking For Several Vehicles & Outbuildings
- Easy Reach Of Local Amenities Within Bakewell & Matlock
- Home Office/Studio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





Rock Cottage



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