



**Robin Hill Water Lane Eyam Hope Valley S32 5RG**



***Welcome to***

**Robin Hill Water Lane Eyam Hope Valley**

Offered for sale is this delightful two bedroom detached property which is situated in a quiet location in the historical Peak District Village of Eyam. Its elevated position provides glorious views over the village and open countryside beyond.



### Entrance Porch

A wooden door opens into the entrance porch. The entrance porch has a double glazed window and a single glazed door that opens into the inner hallway.

### Inner Hallway

The Inner hallway has a parquet floor and a staircase that leads to the first floor accommodation. A door opens into the cloakroom, kitchen, sitting room and the study.

### Cloakroom

The cloakroom has a low flush WC, wash hand basin with storage beneath and an extractor fan.

### Sitting Room

19' plus alcove x 10' 10" ( 5.79m plus alcove x 3.30m )  
The main focal point of the sitting room is the log burning stove inset into the decorative fireplace and tiled hearth. The room has two double glazed windows one of which is a large picture window which has fantastic views over the village. There is a further single glazed leaded window providing borrowed light from the porch. There is a wall mounted central heating radiator and coving to the ceiling.

### Study

7' 4" x 10' 6" ( 2.24m x 3.20m )  
The study has a double glazed window to the front and a central heating radiator.

### Dining Kitchen

11' x 9' 11" ( 3.35m x 3.02m )  
The dining kitchen features a range of wall and base units having a 1 1/2 sink with a chrome mixer tap inset into the work surface. Integrated appliances include a gas hob and an electric double oven and a microwave. There is also space for a refrigerator and a dishwasher. An archway opens into the dining room area.

### Inner Lobby Area

The inner lobby area has a door that opens into a useful pantry.

### Dining Room

10' 10" x 10' 1" ( 3.30m x 3.07m )  
The dining room has a parquet floor, a central heating radiator and double glazed windows to the side and rear elevations.

### Utility Room

9' 5" at the max narrowing to 6' 6" x 13' ( 2.87m at the max narrowing to 1.98m x 3.96m )  
The utility room has kitchen style units incorporating stainless steel sink and useful built in storage cupboards. The area has a tiled floor and a central heating radiator. A double glazed window provides views over the garden. A door opens onto the rear garden and a further door opens onto the driveway to the side of the property.

### Landing

The landing area has a door that opens into a walk in shower with a chrome heated towel rail. The shower area has tiling to the walls and the floor. It has a single glazed window which has borrowed light emanating from the bathroom. The landing has additional storage in the eaves.

### Bedroom One

9' 7" at the max x 10' 8" at the max to the wardrobe fro ( 2.92m at the max x 3.25m at the max to the wardrobe fro )  
Bedroom one has a double glazed window to the front, storage in the eaves, a central heating radiator and a range of fitted wardrobes to one wall.

### Bedroom Two

11' 10" at the max narrowing to 7' 11" x 10' 11" ( 3.61m at the max narrowing to 2.41m x 3.33m )  
This bedroom has a double glazed window to the rear with fantastic views, a central heating radiator and a wash hand basin with storage beneath. The room has fitted wardrobes to one wall.

### Bathroom

The bathroom has a suite comprising of a bath with mixer top shower head over, bidet, wash hand basin and a low flush WC. There is a wall mounted central heating radiator and two double glazed windows to the rear provide views over the garden.

### Outside

The property is accessed by a sweeping driveway which is bordered by mature plants and shrubs. It leads up to the garage and workshop at the rear of the property. The driveway wraps around the property and provides ample off road parking. To the side of the driveway is a mature garden featuring a range of plants and shrubs. To the rear of the property is a patio area with steps down to a lawn. The property also has the benefit of approximately 3/4 of an acre to the rear which has a mature orchard. The lovely mature gardens have fantastic views over the village and the countryside beyond.

### Garage And Workshop

The garage which has a roller door, a single glazed window and wooden door to the side. At the rear of the garage there is a good sized workshop.



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## Welcome to

### Robin Hill Water Lane Eyam Hope Valley

- Two bedroom detached property
- Situated in the heart of the historic Peak District village of Eyam
- Sitting in beautifully landscaped gardens with fantastic views
- Approximately 3/4 of an acre attached to the main gardens
- Offered for sale with no onward chain

Tenure: Freehold EPC Rating: D

Offers in the region of

**£600,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BAK106146 - 0006

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