



Dale Cottage, The Dale, Eyam

Hope Valley, S32 5QU

A beautifully presented four bedroom detached family home standing in approximately 1.35 acres of south facing garden with lawns, woodland pathways and limestone cave. This exceptional home has been extended by the current owners offering in excess of 1950 square feet of spacious accommodation including a superb dining kitchen, utility room and sitting room with stove. On the first floor there are four bedrooms, a versatile landing with study area and a family wet room; there is also potential to convert the spacious attic, subject to planning permission. Outside there is driveway parking for four vehicles and a garage adjoining the property. An internal viewing is highly recommended to appreciate this unique lifestyle opportunity in the historic village of Eyam.

A gravelled patio area leads to the entrance door which opens to a spacious entrance hall with slate tiled floor, underfloor heating, under stairs storage cupboard and stairs rising to the first floor landing. There is a useful storage cupboard which houses the combination boiler. A door opens to the spacious utility room with underfloor heating, wall and base units surmounted by work top space, stainless steel sink and drainer below a side facing window, space and plumbing for a washing machine, tumble dryer and under counter fridge freezer. A door opens to the attached garage. There is a cloakroom/WC comprising back to the wall WC, fitted storage with counter top wash basin and rear facing window



- Four bedroomed detached family home in stunning south facing garden
- Utility room and cloakroom/WC
- Attached garage & off road parking for four vehicles
- Tenure: Freehold. Council Tax Band: F
- Dining kitchen with double doors opening to the garden
- Approx 1.35 acres of garden and woodland
- Superb attic with potential to convert (subject to planning permission)
- Spacious sitting room with multi fuel stove
- Family bathroom with contemporary suite
- Impressive south facing garden with lawns, woodland paths & cave



A panelled door opens to the superb dining kitchen with slate tiled floor continuing from the entrance hall, underfloor heating and exposed stone wall with feature fireplace. The kitchen comprises a solid wood Churchwood design fitted kitchen with wall and base units, plate rack, shelving and granite work surfaces incorporating a Belfast sink. There is a six burner range cooker, space for a dishwasher and space for an American style fridge freezer. There is a wonderful exposed stone wall with stone lintel over a feature fireplace. French doors open to the south facing garden and provide excellent natural light. There is ample space for a family dining table and chairs. A door leads to the generous sitting room with exposed beam to the ceiling and an exposed stone wall with fireplace housing the multi fuel stove. There is a useful alcove for storage, front facing window and door openings to the garden.

From the entrance hall stairs rise to the first floor landing which is a wonderful light and airy space with two Velux roof lights and two further windows creating lots of natural light, perfect as a study area. Bedroom one is a large double bedroom with rear facing window, two Velux roof lights and two further windows to the side. Bedroom two is a further double bedroom with exposed stone wall with feature fireplace and triple front facing window overlooking the garden and woodland beyond. Bedroom three is a further double bedroom with triple front facing window overlooking the garden. Bedroom four is a further double bedroom with side facing window. The family bathroom with a contemporary white suite completes the accommodation and comprises wet room style shower enclosure with chrome rain head shower attachment, freestanding bath, low flush WC, fitted storage with counter top wash basin, chrome heated towel rail and side facing window. The spacious landing area also has a large shelved linen cupboard and there are two loft hatches opening to the loft space with potential for conversion, subject to necessary planning permission.

Outside, to the rear of the property there is off road parking for four vehicles, a gravelled patio area and double timber doors open to the attached garage. To the front of the property there is a wonderful south-facing garden with large gravelled patio area, two timber wood stores, wildlife pond, level lawn and pathways meandering through the woodland garden beyond. At the end of the garden there is a treehouse and limestone cave.

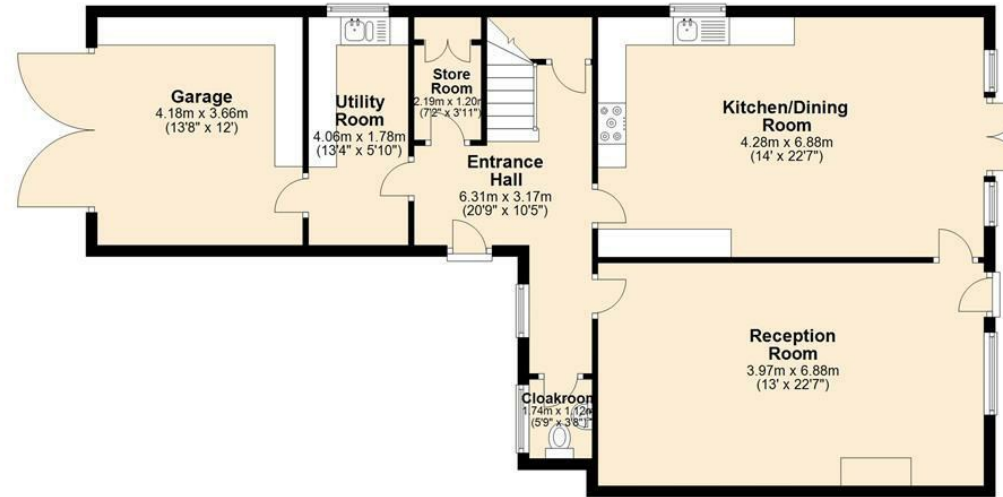






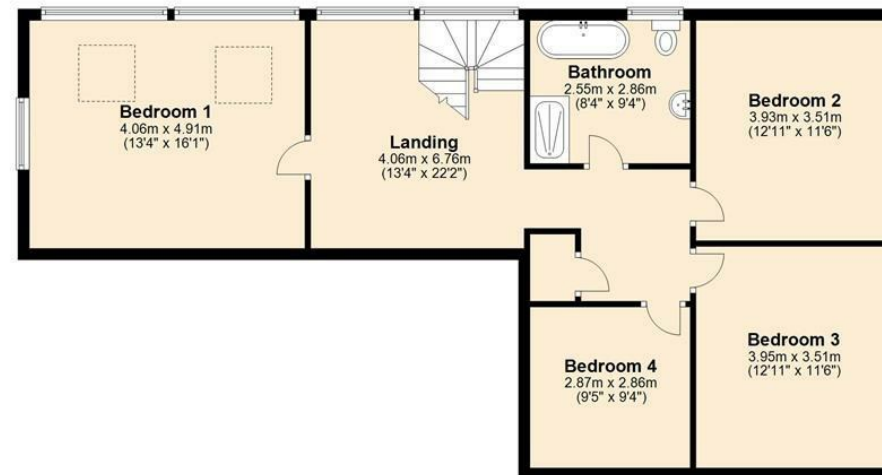
Ground Floor

Approx. 98.3 sq. metres (1057.9 sq. feet)



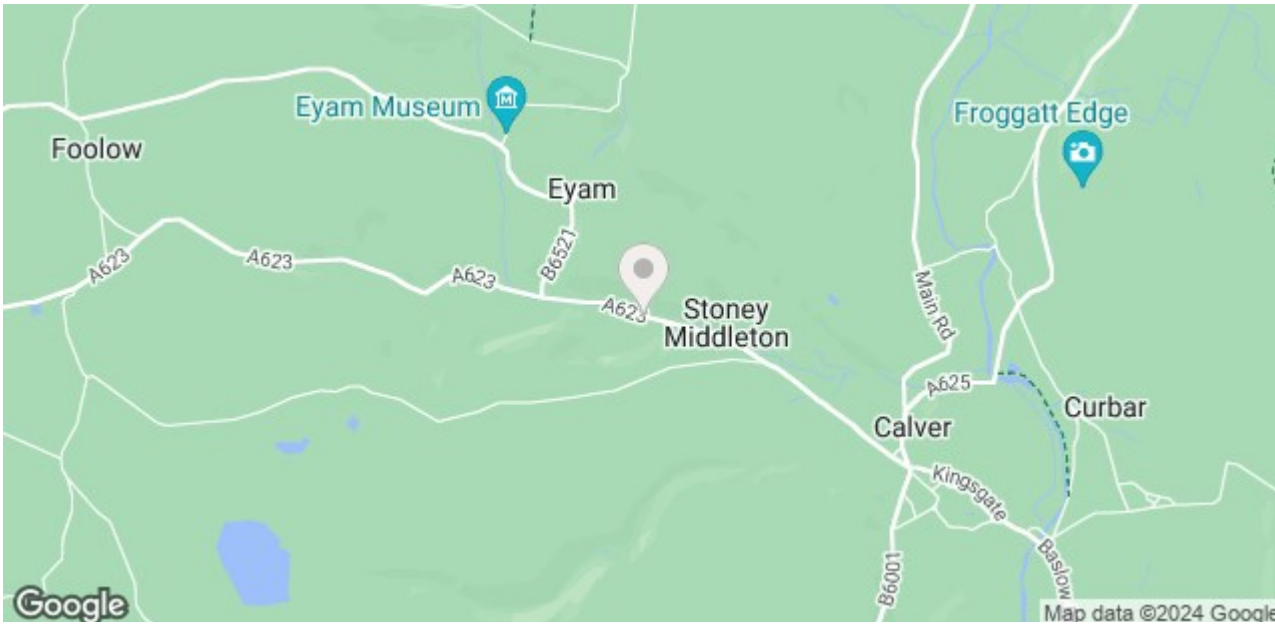
First Floor

Approx. 90.3 sq. metres (971.9 sq. feet)



Total area: approx. 188.6 sq. metres (2029.9 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



Bakewell
 3 Royal Oak Place
 Matlock Street
 Bakewell DE45 1HD
 T: 01629 700699
 E: bakewell@elr.co.uk

Banner Cross
 888 Ecclesall Road
 Banner Cross
 Sheffield S11 8TP
 T: 01142 683388
 E: bannercross@elr.co.uk

Dore
 33 Townhead Road
 Sheffield
 S17 3GD
 T: 0114 2362420
 E: dore@elr.co.uk

Hathersage
 Main Road, Hathersage
 Hope Valley
 Derbyshire S32 1BB
 T: 01433 651888
 E: peakdistrict@elr.co.uk

Rotherham
 149 Bawtry Road
 Wickersley
 Rotherham S66 2BW
 T: 01709 917676
 E: wickersley@elr.co.uk

**EADON
 LOCKWOOD
 & RIDDLE**
 ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.