





# Wisteria Cottage, Riley Back Lane, Eyam

Hope Valley, S32 5PJ

A charming three bedroomed semi detached stone built cottage conveniently located in the historic village of Eyam, benefitting from off road parking and decked patio area. Occupying a superb setting, just off the heart of the village with pleasant views across local countryside, this delightful family home offers well planned accommodation arranged over two floors. Renovated by the current owner to a high standard throughout with UPVC double glazing and character features including stone built fireplace.

The front door opens to the sitting room with front facing aspect and engineered wood flooring running throughout. The focal point of the room is provided by the Gritstone fireplace with Clearview multi fuel stove. The adjoining dining area features a storage cupboard and rear facing window. There is access to a



- Stone built three bedroomed semi detached cottage in the village of Eyam
- Sitting room with Clearview multi fuel stove and dining area
- UPVC double glazing throughout
- Tenure: Freehold. Council Tax Band: C
- Off road parking for one vehicle
- Versatile cellar
- Decked terrace with lovely views
- Dining kitchen
- Family bathroom
- Offered to the market with no onward chain





cellar, ideal for storage. The dual aspect dining kitchen features a range of units surmounted by worktops incorporating peninsular unit, stainless steel sink and drainer and double oven with four burner induction hob and extractor over. Integrated appliances include fridge freezer, dishwasher and washing machine. It's dual aspect provides excellent natural light and a composite door opens to the decked patio area with lovely views across the village.

Stairs rise to the first floor landing with access to the loft space and latched doors to all rooms. Bedroom one is a double bedroom with front facing aspect and views across the village. Bedroom two is a rear facing double bedroom. Bedroom three is a generous single bedroom with dual aspect. The family bathroom with a contemporary suite comprises shower enclosure with chrome attachment, bath with chrome shower over, low flush WC, pedestal wash basin and chrome heated towel rail.

Outside, to the front of the property is a block paved driveway, shared with the neighbouring property. Wisteria Cottage benefits from off road parking for one vehicle, log store, stone built shed and decked patio terrace.

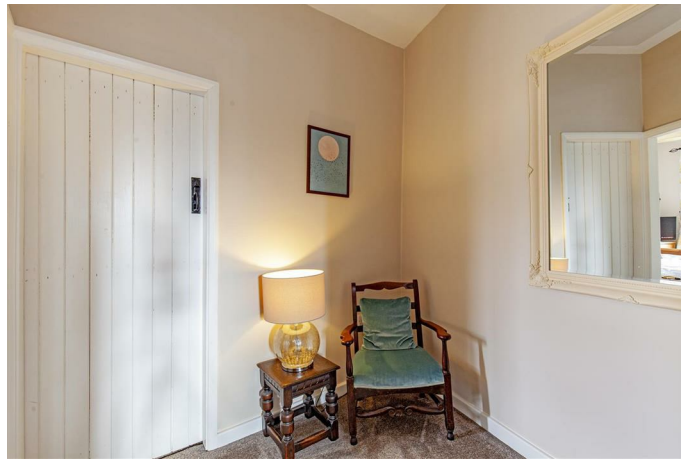












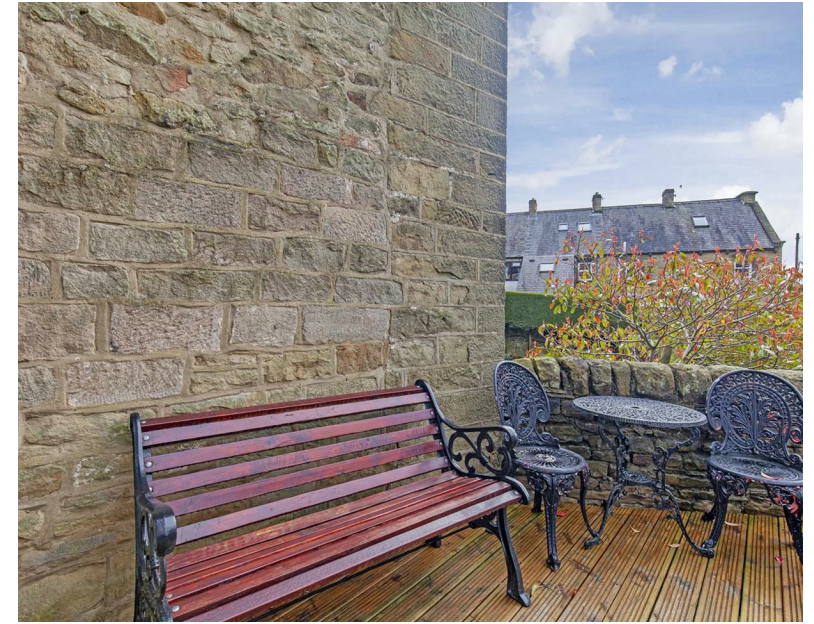
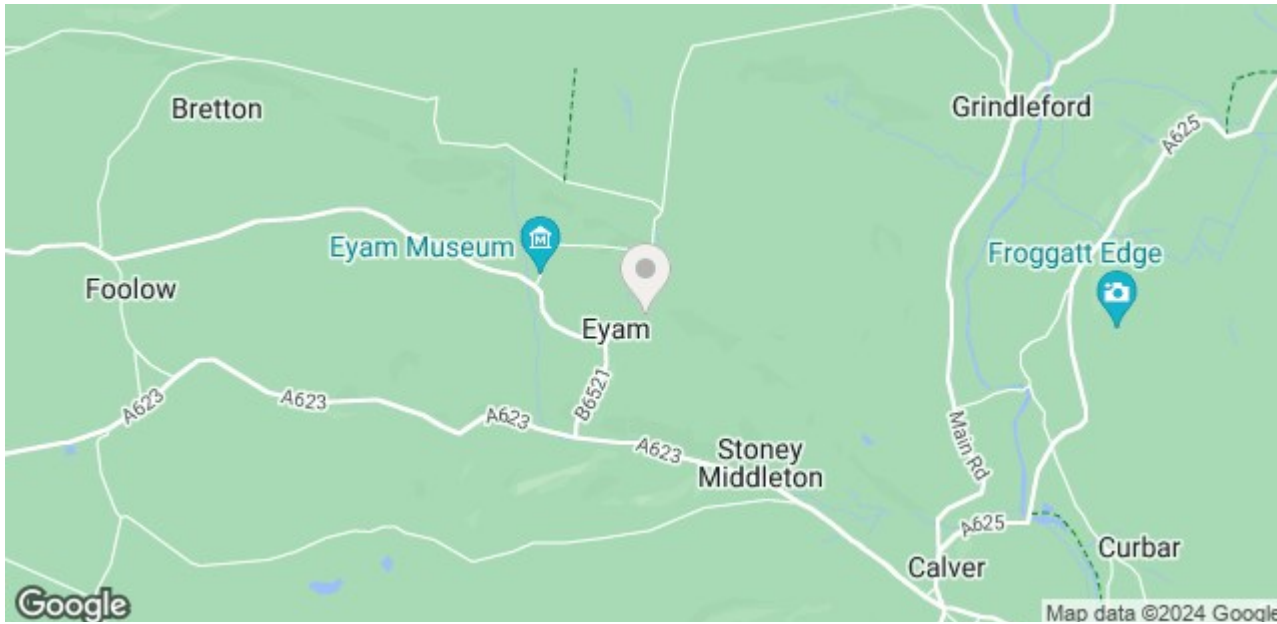




Total area: approx. 85.7 sq. metres (922.7 sq. feet)

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