

EADON  
LOCKWOOD  
& RIDDLE  
ESTD 1840



2, West End Terrace, Eyam, Hope Valley, S32 5RE



## 2, West End Terrace

Eyam, Hope Valley, S32 5RE

A charming four bedroomed, extended, mid terraced cottage beautifully positioned in the picturesque village of Eyam benefitting from detached garage, cottage garden and garden office. Occupying a central position with far reaching views across the village to Eyam Edge this lovely home has family friendly accommodation arranged over three floors.

A composite front door opens to a bay windowed sitting room with lovely view across the village towards Eyam Edge. The focal point of the room is provided by a brick backed fireplace with a wood burning stove. The room has fitted cabinetry and coving to the ceiling. An inner hallway leads to the dining/kitchen with a range of bespoke units with granite worktops incorporating a Butler sink, dishwasher, fridge freezer and five burner Rangemaster. There is space for a family table and chairs and a storage area features space for an undercounter fridge and a microwave. An opening leads to a utility boot room with fitted storage area, shelving and space for a washing machine and dryer. Large velux windows provide superb natural light and a stable door provides access to the garden. A cloakroom features a low flush wc, wall mounted washbasin and chrome heated towel rail.



- An extended four bedroomed mid terraced home in the village of Eyam
- Stone outbuilding converted into a home office
- Utility room with cloakroom/WC
- UPVC double glazing throughout

- Large garage
- Dining kitchen
- Large master bedroom and three further bedrooms

- Cottage garden with lovely views
- Sitting room with bay window
- Luxury family bathroom





Stairs rise to a first floor landing with panelled door to all rooms. Bedroom one is a generous double bedroom with walk-in wardrobe and lovely view towards Eyam Edge. Bedroom two is a single bedroom with rear facing aspect currently used as a hobby room. The family bathroom features a contemporary suite with low flush wc, counter top washbasin, bath with chrome shower over and heated towel rail. The room also features fitted cupboards.

Stairs rise to the second floor landing with access to two further bedrooms. Bedroom three is a double bedroom with a rear facing dormer window enjoying lovely views across local countryside. The room features fitted storage and eaves storage. Bedroom four is a generous single bedroom with front facing dormer window and views toward Eyam Edge.

To the rear of the property is a stone built outbuilding converted into a home office with UPVC double glazing and Velux window. The room features exposed stone wall, sink and drainer and undercounter fridge.

Outside, to the side of the row of terraces is access to a large detached garage with up-and-over door. To the front of the property is an easily maintained patio garden. To the rear of the property is a yard area and beyond the garage is a delightful cottage garden with floral borders, patio seating area and a timber shed. From the garden there are lovely views over local countryside and a spectacular view up to Eyam Edge.





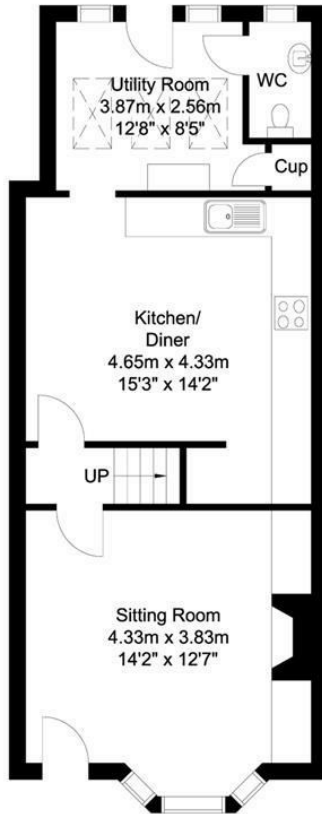




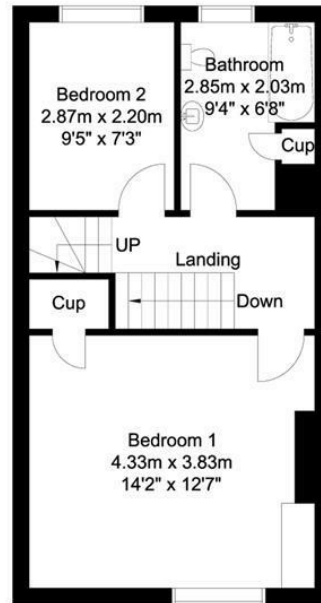




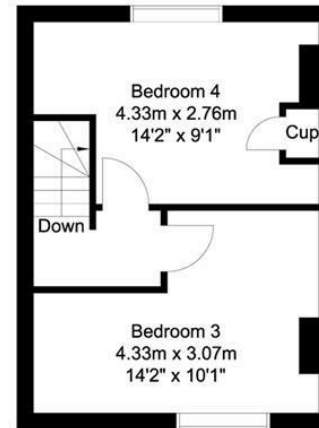
Ground Floor  
48 sq m/516.66 sq ft  
Approx.



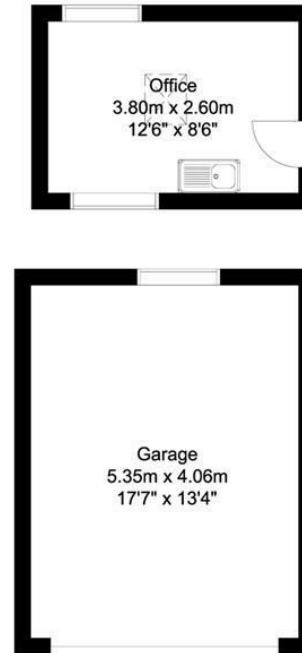
First Floor  
37 sq m/398.26 sq ft  
Approx.



Second Floor  
26 sq m/279.86 sq ft  
Approx.



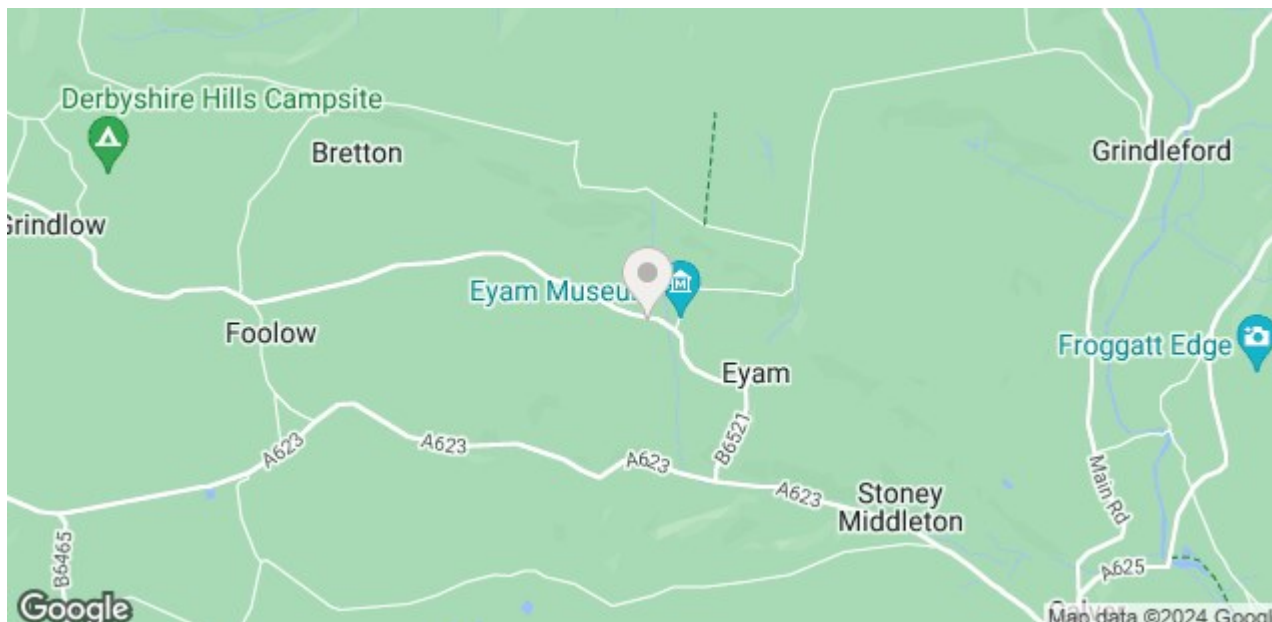
Outbuildings  
32 sq m/344.44 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..  
CP Property Services @2024

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.





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