



West Leigh, The Causeway, Eyam

Hope Valley, S32 5QF

A three bedroomed, detached, family home beautifully located in the heart of Eyam benefitting from driveway parking, single garage and pretty gardens. Occupying an elevated position in Eyam with west facing views across the village centre this superb cottage has accommodation arranged over two floors and is offered to the market with no onward chain. The property is a perfect family home with large reception room, conservatory and utility. It benefits from the majority of UPVC double glazed windows throughout, however, does need some cosmetic updating in parts.

The front door opens to an inner porch which in turn leads to a hall with cloakroom/WC and stairs to the first floor. The reception room is a dual aspect room with lovely views across the front garden with the village as its backdrop. Sliding doors lead to a conservatory with tiled flooring and French doors to the garden. The dining kitchen features space for a large dining table and



- Three bedroomed detached family home in the village of Eyam
- Pretty gardens to front and rear
- Conservatory
- Internal viewing essential
- Driveway parking and single garage
- Sitting room
- Utility room
- Excellent location with far reaching views across the village
- Dining kitchen
- Three bedrooms and box room/office



chairs and a pleasant garden aspect. The kitchen has a range of units with worktops over incorporating a sink and drainer, a standalone oven and undercounter fridge. A front facing window overlooks the heart of the village. Accessed from the dining kitchen is a utility room with excellent storage/worktop space, sink and drainer. There is space and plumbing for a washing machine, dishwasher and standalone fridge freezer. From the utility room a door leads to the garden.

Stairs rise to the first floor galleried landing with rear facing window enjoying lovely views over the Hope Valley. Bedroom one is a master bedroom with lovely views across the village and fitted storage. Bedroom two is a rear facing double bedroom with a view across the garden. Bedroom three is a small double bedroom with fitted storage and pleasant view across the heart of Eyam. A further box room is ideal as a study/home office. The family bathroom completes the accommodation with a white suite comprising of a low flush WC, washbasin, bath and separate shower enclosure with electric shower.

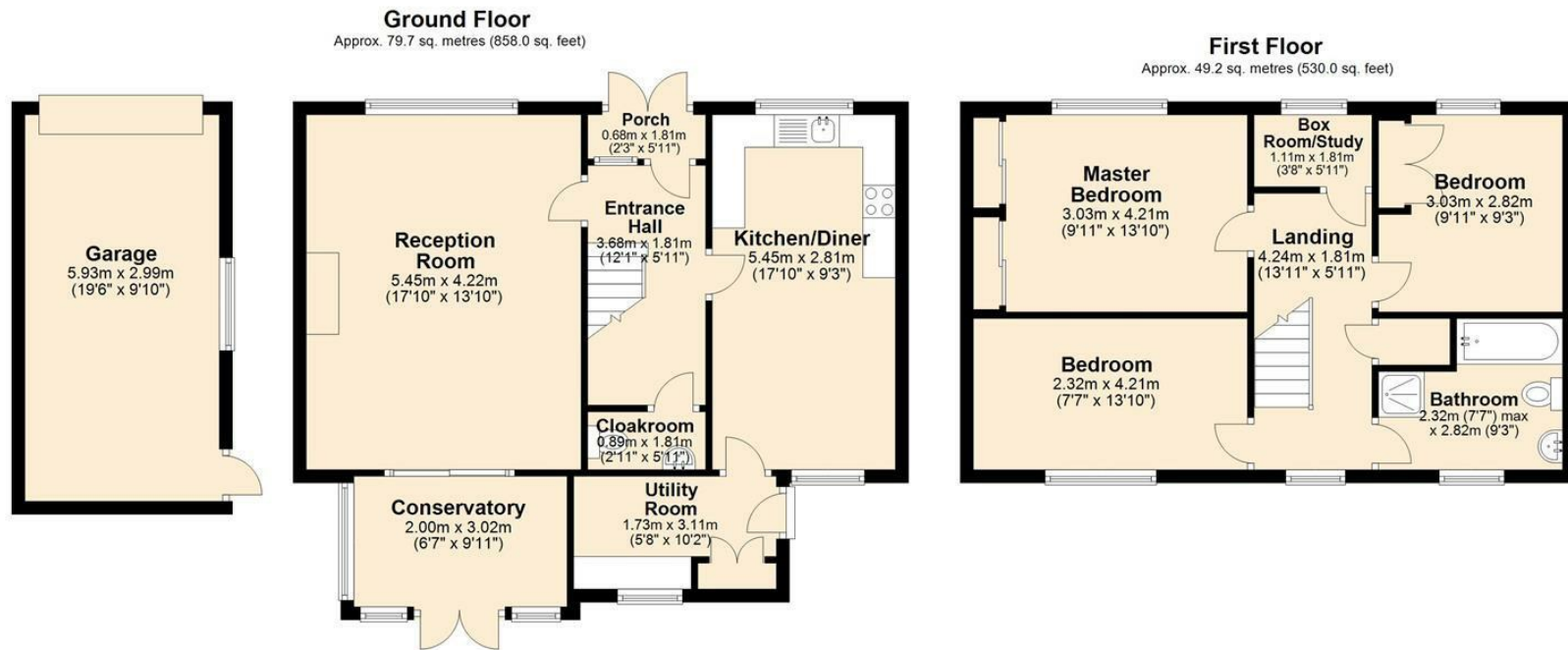
Outside, to the side of the property a driveway provides access to a single garage with up and over door. There is parking for up to three vehicles.

The front garden is laid to lawn with deep floral borders and super views of the centre of Eyam. To the rear of the property is an easily maintained gravel garden a with hedging providing privacy from the neighbours.



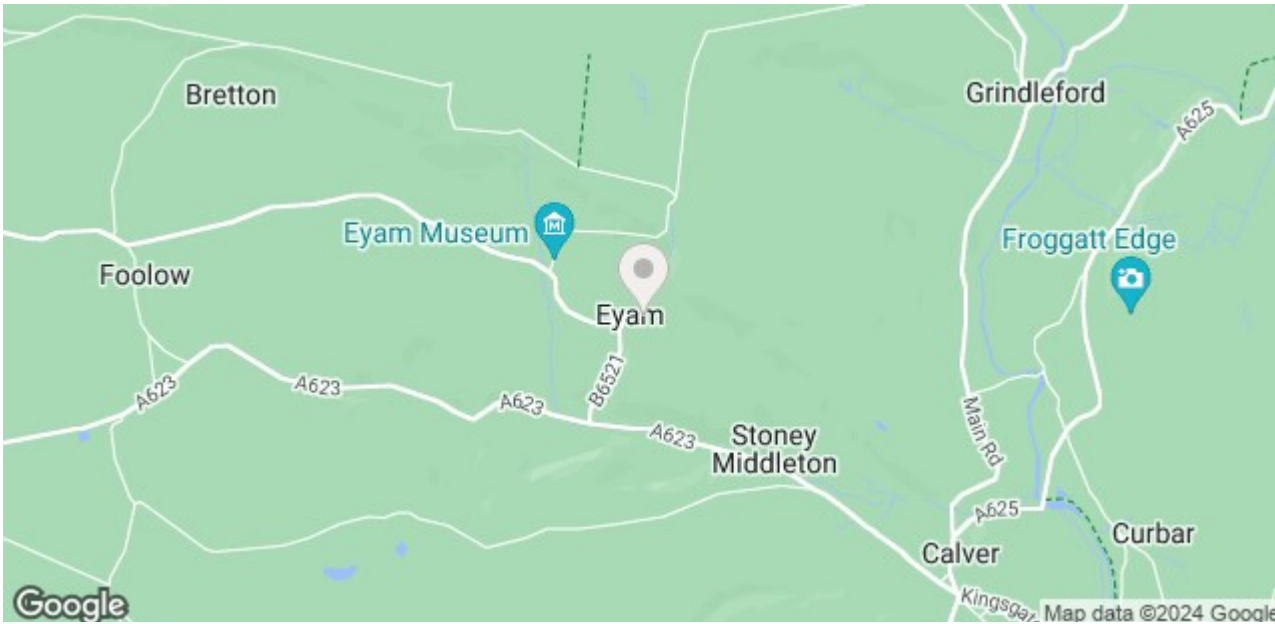






Total area: approx. 128.9 sq. metres (1388.0 sq. feet)

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.



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