



# The Old Shoe Factory, Rock Square

Eyam, Hope Valley, S32 5RA

A charming detached three bedroomed cottage, beautifully positioned in the heart of Eyam benefitting from south facing cottage garden, adjoining single garage and off-road parking for two vehicles. This stone built home occupies a convenient location within walking distance of the many village amenities that Eyam has to offer, including shops, café's, primary school, public house, doctors surgery, village church and the Historic Eyam Hall & Bistro. The property benefits from excellent accommodation arranged over two floors with sealed unit double glazing throughout.

A UPVC front door opens to a broad entrance hall with fitted desk space, fitted storage and large under stair store. Stairs rise to the first-floor landing and a hallway provides access to all further accommodation. A cloakroom WC features wall mounted wash basin, low flush WC and space/plumbing for washing machine.

The kitchen features a range of units with worktops incorporating stainless steel sink and



- Three bedroomed detached cottage in the village of Eyam
- Well-equipped kitchen
- Family bathroom with separate shower enclosure
- Offered to the market with no onward chain
- Single garage with mezzanine storage level
- Cloakroom WC
- Lovely cottage garden
- Reception room with French windows to garden
- Broad entrance hall with extensive storage space
- Sealed unit, double glazing throughout



drainer, five burner gas hob, double oven and fitted dishwasher. There is space for a stand-alone fridge/freezer.

The main reception room enjoys a pleasant garden aspect with seating and dining areas. The focal point of the room is an open fireplace and French doors lead to the garden.

Accessed from the hallway, a rear entrance hall provides access to the rear garden and integral single garage. The single garage has a mezzanine storage level and double doors that open to the front of the property.

Stairs rise to a first-floor galleried landing with access to all rooms and there is a cupboard housing the Worcester Bosch Combi boiler. Bedroom one is a dual aspect double bedroom with extensive fitted wardrobes and garden aspect. Bedroom two is a further double bedroom with side facing view and fitted shelving. Bedroom three is a generous single bedroom with fitted wardrobes and views across village fields. The family bathroom completes the accommodation featuring bath, walk-in shower enclosure, low flush WC, oversized wash basin and chrome heated towel rail.

Outside, to the front of the property is off-road parking for two vehicles and a single garage. To the side and rear of the property is a well-stocked cottage garden featuring patio area, pond and arbour. The garden features an aluminium greenhouse and gated access to Church Street.

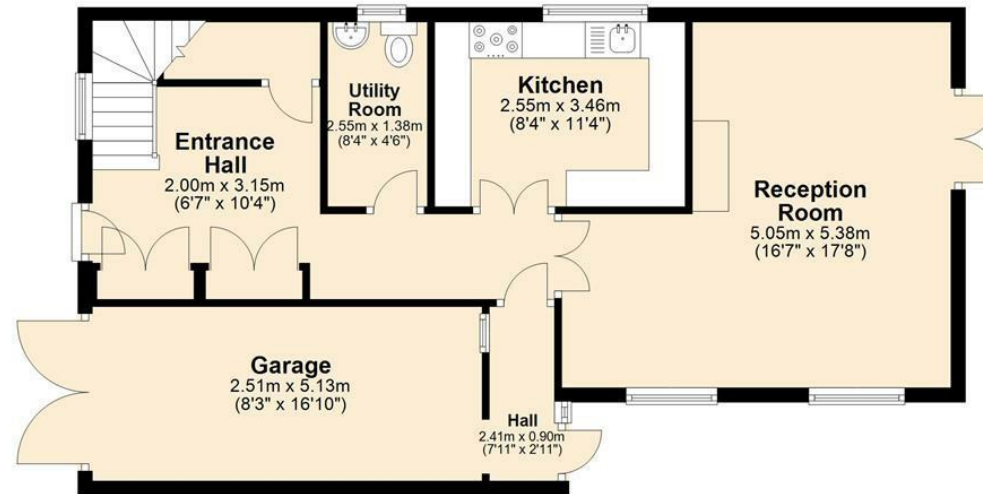






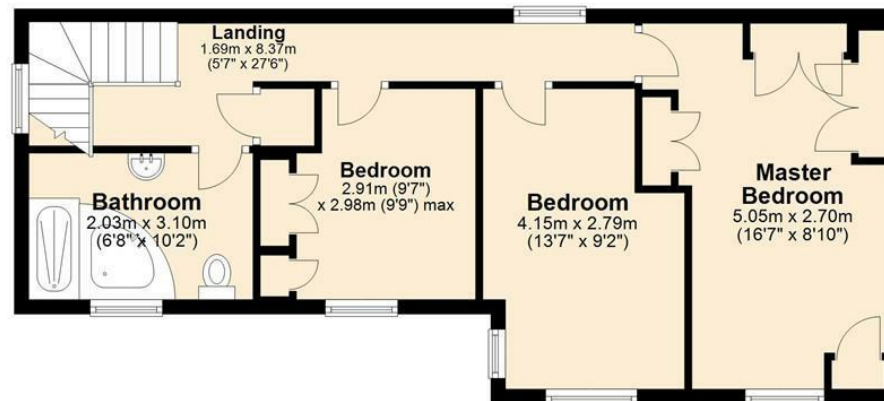
### Ground Floor

Approx. 68.2 sq. metres (733.8 sq. feet)



### First Floor

Approx. 51.8 sq. metres (557.6 sq. feet)



Total area: approx. 120.0 sq. metres (1291.3 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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