





# 2 Highfield View, Townhead

Eyam, Hope Valley, S32 5RE

A charming three bedroomed semi-detached cottage beautifully located in the picturesque village of Eyam, benefitting from off road parking for two vehicles and a stunning cottage garden. Occupying a delightful setting with views across the village, this lovely cottage offers accommodation arranged over two floors with stylish fittings throughout.

A covered porch leads to the front door which opens to the entrance with solid oak flooring and stairs rising to the first floor. The sitting room enjoys a front facing aspect with stone-built fireplace and multi fuel stove. An inner hallway with fitted cabinetry leads to the stunning L-shaped living kitchen with French doors opening to the garden, limestone tiled flooring, multi fuel stove and space for a dining table and chairs. The dining area features fitted cabinetry with south west facing aspect across the garden. The kitchen features a range of panelled units with granite worktops incorporating fridge freezer, dishwasher, five burner range cooker with extractor hood over and stainless steel sink and drainer. A floor to ceiling window and a further window provide a lovely garden aspect.

Accessed from the living kitchen is a utility room with space and plumbing for a washing machine, cloaks storage and access to the rear of the property. A sliding door opens to the WC with wash basin and heated towel rail.

Stairs rise to the first-floor landing with solid wood flooring and side window overlooking the garden and village. The master bedroom is a dual aspect double bedroom with feature fireplace and southerly view across Eyam and local countryside. Bedroom two is a further double



- Three bedroomed semi-detached home in the picturesque village of Eyam
- Stunning south-west facing cottage garden
- Luxury shower room
- Internal inspection advised
- Living kitchen with dining area and underfloor heating
- Entrance porch & hall
- Off road parking for two vehicles
- Sitting room with multi fuel stove
- Utility room & ground floor cloakroom/WC
- Lovely views across the village





bedroom with garden aspect and fitted hanging space. Bedroom three is a generous single bedroom currently used as a home office with rear aspect. The luxury family shower room comprises low flush WC, counter top washbasin and walk in shower enclosure with chrome fittings.

Outside, to the front of the property is off road parking for two vehicles with EV charging point. A small front garden features gravelled access to the property and has deep floral borders.

To the side of the property is a stunning south-west facing landscaped garden with patio areas, level lawn and deep floral borders. The garden features a high quality timber greenhouse and a lockable shed is also included in the sale. The south-westerly orientation provides sun virtually all day long and hedging and fencing provide complete privacy.

The historic village of Eyam is one of the Peak District's most popular and picturesque villages set within a fold of the rolling Derbyshire countryside with delightful parish church at its centre. 2 Highfield View lies on the western edge of the village, a level walk to the local amenities, including a highly rated primary school, doctors surgery, green grocer, general store, cafes, bistro and a thriving local pub. The village lies approximately fourteen miles to the south west of Sheffield city centre and a short drive away from other villages in the Hope Valley including Grindleford and Hathersage, the latter having an open air swimming pool and both villages having train links to both Sheffield and Manchester city centres. The magnificent surrounding countryside offers excellent opportunities for recreational pursuits including cycling, walking, climbing, gliding and fly fishing. Local attractions and points of interest include Chatsworth House, Monsal Head, and the Wye Valley. Within catchment of highly regarded secondary schooling.

On Townhead, Eyam, drive up the hill towards Foolow. There is an unmarked parking area and tarmac drive opposite the turning for Tideswell Lane/ Windmill lane. Follow the lane behind the terraced housing and 2 Highfield View is at the end, up a small ridge on the left.









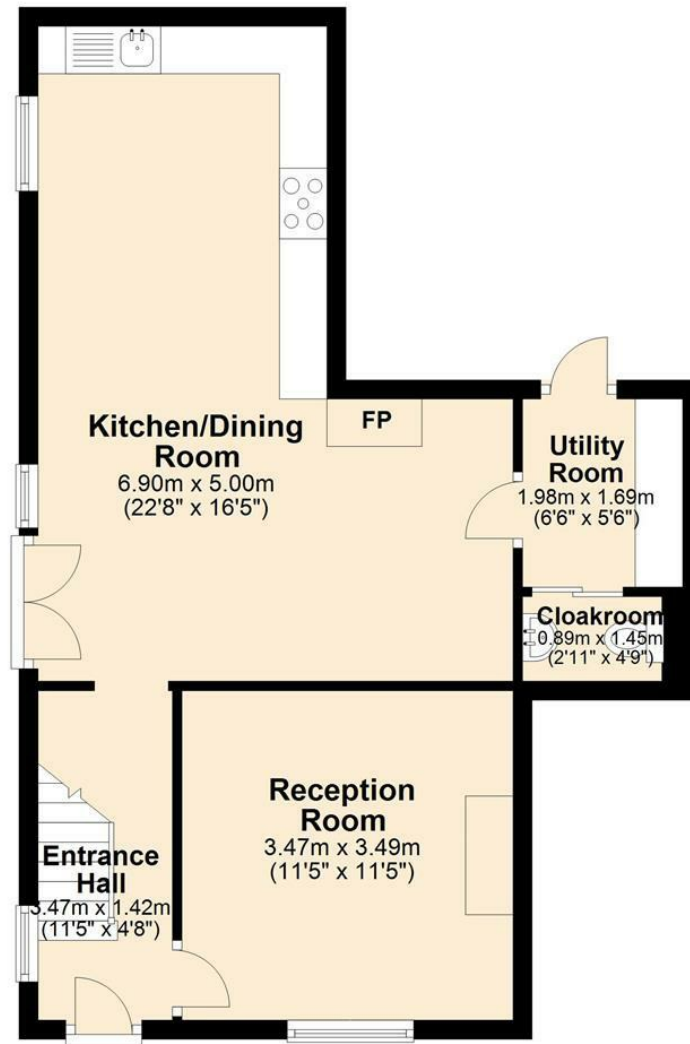






## Ground Floor

Approx. 50.0 sq. metres (537.9 sq. feet)



## First Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



Total area: approx. 93.4 sq. metres (1005.7 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.





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