





# Ash Cottage, Lydgate

Eyam, Hope Valley, S32 5QU

A truly charming, stone built, two bedroomed, early Victorian cottage peacefully located in the heart of Eyam with lovely south facing garden, garden office, detached single garage and further driveway parking. This historic cottage offers bright, characterful accommodation arranged over two floors.

A stable door opens to an entrance hall with fitted storage and access to all ground floor accommodation. The hallway includes space and plumbing for a washing machine. The dining kitchen is a spacious room with tiled flooring, French windows to the garden and a stable door to the front of the property. There is room for a dining table and chairs and the room features a double height ceiling and exposed stone wall. The kitchen features a range of units surmounted by solid wood worktops incorporating Butler sink, five burner range cooker, integral dishwasher and fridge freezer.



- Delightful stone built cottage with detached garage
- Sitting room with original fireplace & multi fuel stove
- Charming south west facing garden with patio & studio/garden office
- Freehold. Band D council tax

- Two double bedrooms with views of Eyam Edge
- Family bathroom
- Characterful features including wood beams and high ceilings

- Dining kitchen with stable door & French windows to garden
- Detached garage with further driveway parking
- Wooden double glazed windows





At the heart of the property is a spacious sitting room with pleasant aspect across the village of Eyam. The room features beams to the ceiling and the focal point of the room is provided by a gritstone fireplace set on a hearth with a multi fuel stove. The room features under-stairs storage and space for a desk.

Stairs rise to the first floor landing with fitted shelving, access to the loft and panelled doors to all rooms. bedroom one is a front facing double bedroom with solid wood flooring, fitted oak cupboard and lovely view across the heart of the village with Eyam Edge as it's backdrop. Bedroom two is further double with solid wood flooring and dual aspect, the rear facing window overlooking the garden. The family bathroom features a white suite consisting of a low flush WC, pedestal washbasin and bath with chrome shower over. The room has solid wood flooring throughout and features a laundry cupboard.

Outside, to the rear of the property is off road parking for one/two vehicles and access to a single garage with up and over door.

The garden faces south west orientation ensuring sun all day long incorporating a level lawn, deep floral borders, large flower bed and patio seating areas. There are lovely views across the village to Eyam Edge. The garden features a home office with electricity currently used as a hobby room.









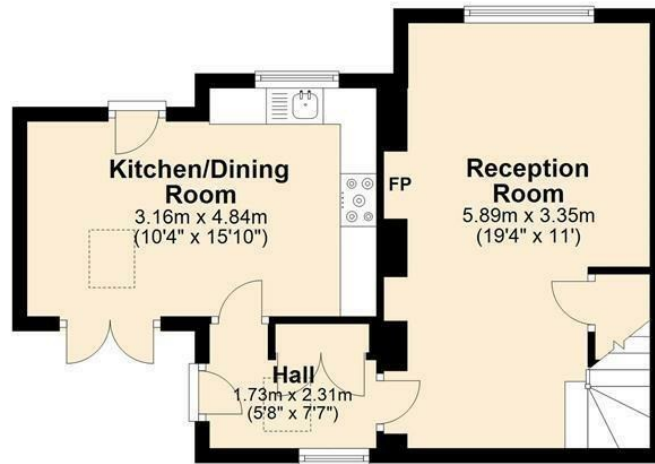






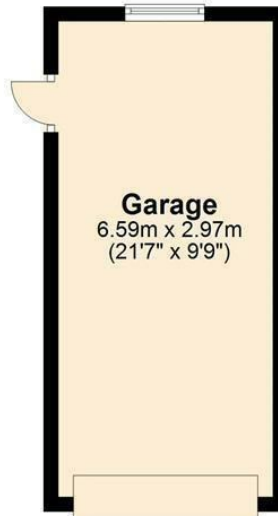
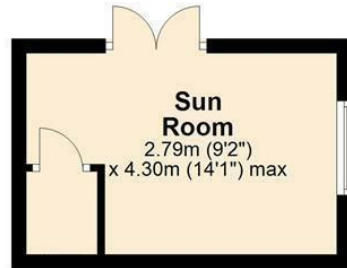
### Ground Floor

Approx. 71.7 sq. metres (771.6 sq. feet)



### First Floor

Approx. 28.7 sq. metres (309.0 sq. feet)



Total area: approx. 100.4 sq. metres (1080.7 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

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.