



South View, The Square, Eyam

Hope Valley, S32 5RB

A stunning three/four bedroomed detached home beautifully positioned in the heart of Eyam, benefitting from lovely gardens, off road parking and single garage. Occupying an elevated position with south facing views across the village, this beautifully presented home has versatile accommodation arranged over two floors with stunning dining kitchen and en-suite master bedroom.

The front door opens to the entrance porch which in turn leads to an inner hallway with stairs to the first floor and access to ground floor accommodation. The sitting room enjoys a front facing aspect with beams to the ceiling and fireplace with living flame gas stove.

An archway opens to a stunning living kitchen with high ceilings, superb natural light, French windows which open to the garden. This lovely space is ideal for entertaining with seating area and space for a large family dining table. The kitchen features a range of panelled units with granite work tops incorporating sink and drainer, five burner range, dishwasher, Neff microwave oven and a warming drawer. A granite topped kitchen island lies at the heart of the room and further kitchen units to the side include a display cabinet and integrated fridge freezer. An understairs cupboard provides further storage.

Accessed from the kitchen is a utility room with work tops, storage, sink and drainer washing machine and



- An extended three/four bedroomed detached property in the village of Eyam
- Sitting room with gas stove
- Utility room, cloakroom/WC & family bathroom
- No onward chain
- Elevated position with south facing views
- Stunning living kitchen with dining area
- Study/fourth bedroom at ground floor level
- Detached single garage and off road parking
- Front and rear gardens
- Master bedroom with en-suite



tumble dryer, and combi boiler. Accessed off the utility room is a cloakroom with low flush WC, pedestal wash basin and heated towel rail.

Accessed from the inner hallway a study enjoys a dual aspect with lovely views across the village. This versatile room could also be used as a fourth bedroom and features fitted shelving, cabinetry and desk space.

Stairs rise to the first floor landing with access to all rooms. Bedroom one is a triple aspect double bedroom with adjoining en-suite with underfloor heating comprising, shower enclosure, low flush WC, pedestal wash basin and matt black heated towel rail. There are extensive views across the village and surrounding countryside. Bedroom two is a spacious dual aspect double bedroom with extensive fitted wardrobe space. Bedroom three is a further double bedroom. Both bedrooms two and three have south facing view across the garden and village. A family bathroom with a white suite comprises bath with shower over, wash basin, low flush WC and matt black heated towel rail.

Outside, to the front of the property, accessed from The Square is a single garage with electric up and over door. There is a parking space to the front of the garage.

Fronting the property is a south facing walled garden with level lawn, floral border and patio terrace. The front garden enjoys an elevated position with views across the village and it's south facing orientation provides sun virtually all day long.

To the rear of the property is an easily maintained patio garden with raised bed and large patio area. From the rear garden there are wonderful views across the village towards Eyam Edge.

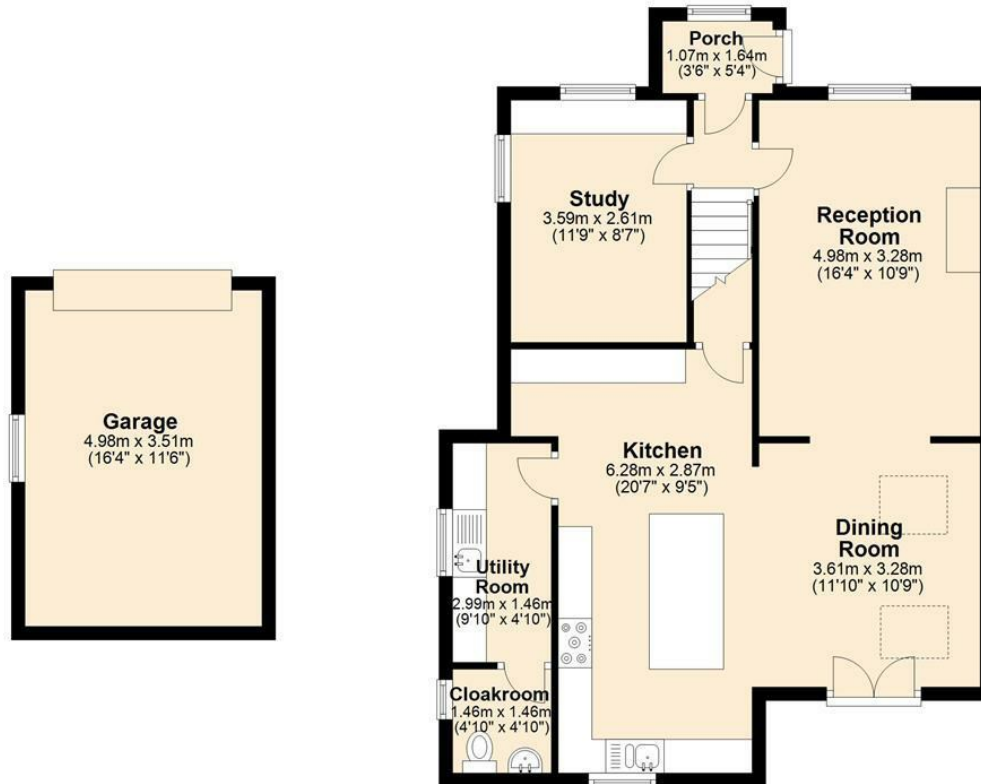






Ground Floor

Approx. 88.5 sq. metres (953.0 sq. feet)



First Floor

Approx. 56.0 sq. metres (603.2 sq. feet)



Total area: approx. 144.6 sq. metres (1556.3 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.



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

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