



Rose Cottage, 1 Upper Burch Row

Eyam, Hope Valley, S32 5RF

A charming Grade II listed two bedroomed cottage in the village of Eyam, benefitting from delightful south facing garden, fantastic views and external stone-built utility/workshop. Occupying a spectacular setting, just off the heart of the village, this lovely cottage has beautifully presented accommodation arranged over two floors.

To the side of the property, the front door opens to an entrance hall with hanging space and tiled flooring. An opening leads to the sitting room with engineered oak flooring running throughout, front facing window and alternative front door. The sitting room has stone mullion windows, dining area and inglenook style fireplace with multi fuel stove. Accessed from the sitting room is a cellar. The kitchen features a range of solid wood units with quartz worktops incorporating sink and drainer, and space for stand alone oven and under counter fridge/freezer. Two windows overlook the rear of the property.



- Two bedroomed Grade II listed cottage in the village of Eyam
- Kitchen with solid wood units and quartz worktops
- Stone built utility room/workshop
- The property was newly roofed in 2020
- Sitting room with dining area and multi-fuel stove
- Two bedrooms, both with mullion windows
- Beautifully positioned in the village
- Broad entrance hall
- Family bathroom
- New boiler installed in 2024



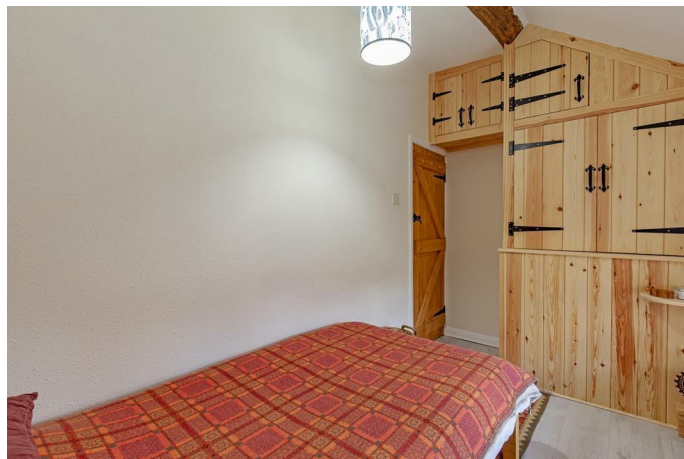
Stairs rise to the first-floor landing with latched doors to all rooms. Bedroom one is a double bedroom with front facing view and original fireplace. Bedroom two is a double bedroom with fitted storage and rear facing view towards Eyam Edge. The family bathroom comprises low flush WC, pedestal wash basin, bath and radiator.

To the side of the property is a stone-built utility/workshop with sink and drainer, and space/plumbing for washing machine and dryer. The room has extensive shelving and storage.

Outside, to the front of the property is a charming south facing garden, laid to lawn with floral borders, Espalier apple trees and pond.

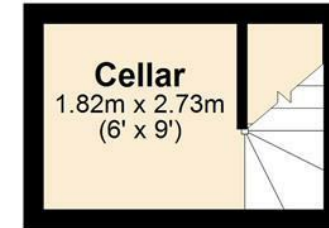






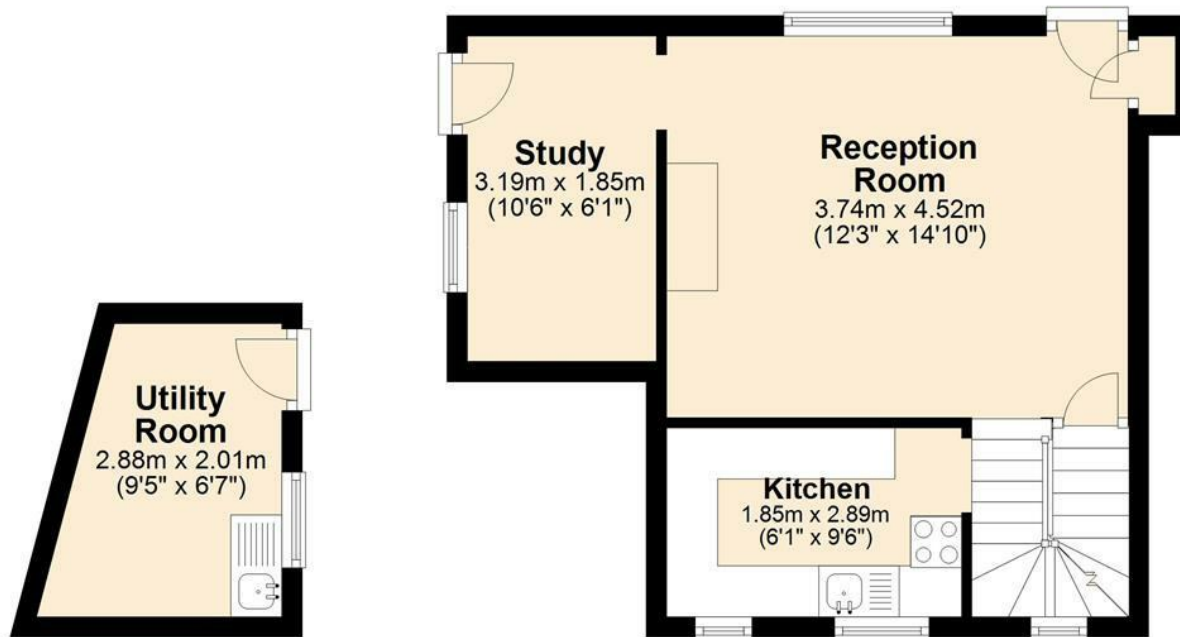
Basement

Approx. 5.0 sq. metres (53.5 sq. feet)



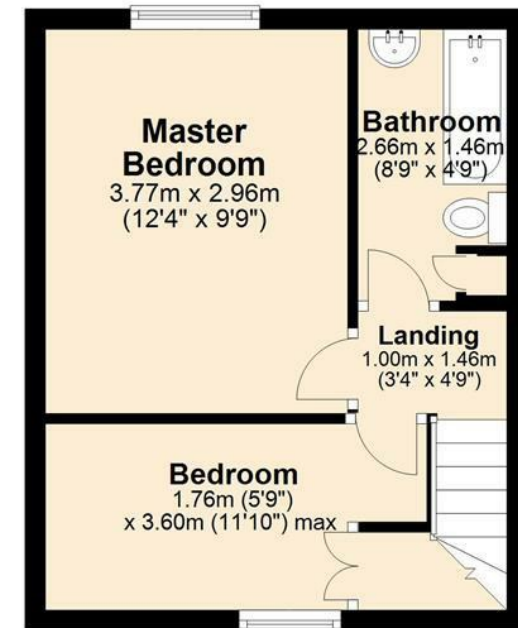
Ground Floor

Approx. 38.2 sq. metres (410.8 sq. feet)



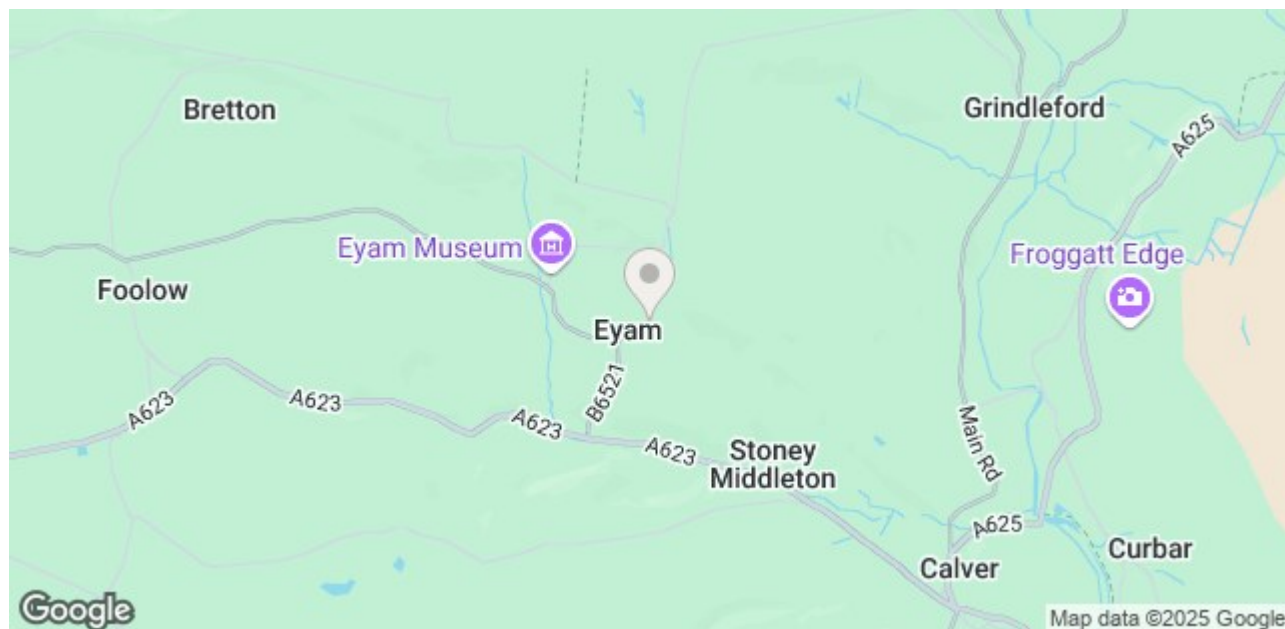
First Floor

Approx. 25.8 sq. metres (277.3 sq. feet)



Total area: approx. 68.9 sq. metres (741.6 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