



Daleside Cottage, The Dale, Eyam

Hope Valley, S32 5RP

A charming three bedroomed stone built semi-detached cottage, beautifully located in the village of Eyam benefitting from spectacular gardens, impressive views and detached garage with workshop above. Occupying a quiet location at the head of the dale and adjoining open countryside, this lovely cottage has beautifully presented accommodation arranged over two floors and is offered to the market with no onward chain.

The front porch opens to a dining kitchen with space for table and chairs, beams to the ceiling and access to the access to a large walk in pantry. The kitchen features a range of contemporary style units with quartz worktops, incorporating a Neff four burner induction hob, Neff integrated oven, Neff dishwasher and freestanding washing machine. A sink and drainer sit beneath a front facing window which overlooks the garden and stairs lead to the first floor landing.

A latched oak door opens to the sitting room with two front facing windows, beam to the ceiling and stone built Inglenook style fireplace with Clearview stove.

Stairs rise to a first floor landing with a side facing window and door leading to the rear garden. An L-shaped landing has a cupboard housing the boiler and oak latched doors lead to all rooms. Bedroom one is a spacious double bedroom with lovely view across the Dale and space for fitted wardrobes. Bedroom two is



- Three bedroomed detached cottage in the village of Eyam
- Sitting room with Inglenook fireplace and Clearview stove
- Two generous double bedrooms, one single bedroom
- UPVC double glazing throughout
- Elevated positioned with lovely views
- Fully integrated kitchen with quartz work worktops
- Luxury family bathroom
- Superb position backing onto open countryside
- Spectacular cottage gardens
- Detached garage with workshop above



a rear facing double bedroom with garden aspect, two windows and Velux window providing excellent natural light. Bedroom three is a single bedroom with stone mullioned window and view across the Dale.

A stylish family bathroom completes the accommodation featuring low flush WC, roll top bath, countertop wash basin, walk-in shower enclosure and heated towel rail.

Garage and workshop

A detached garage with workshop above is accessed off the Dale. The garage has double doors leading to a large garage for one vehicle and space for a further vehicle to the front of the garage doors. The first floor workshop has high ceilings, alarm and UPVC double glazed door and windows.

Outbuildings

A stone built barrel arched outbuilding is ideal for storage. A further stone outbuilding is used as a toolshed shed.

Gardens

Stunning cottage gardens lie to three sides of the property with spectacular views across the Dale and open countryside at the side of the property.

Fronting the cottage is a stone flagged patio terrace and stone chip pathways meander to the side and rear garden.

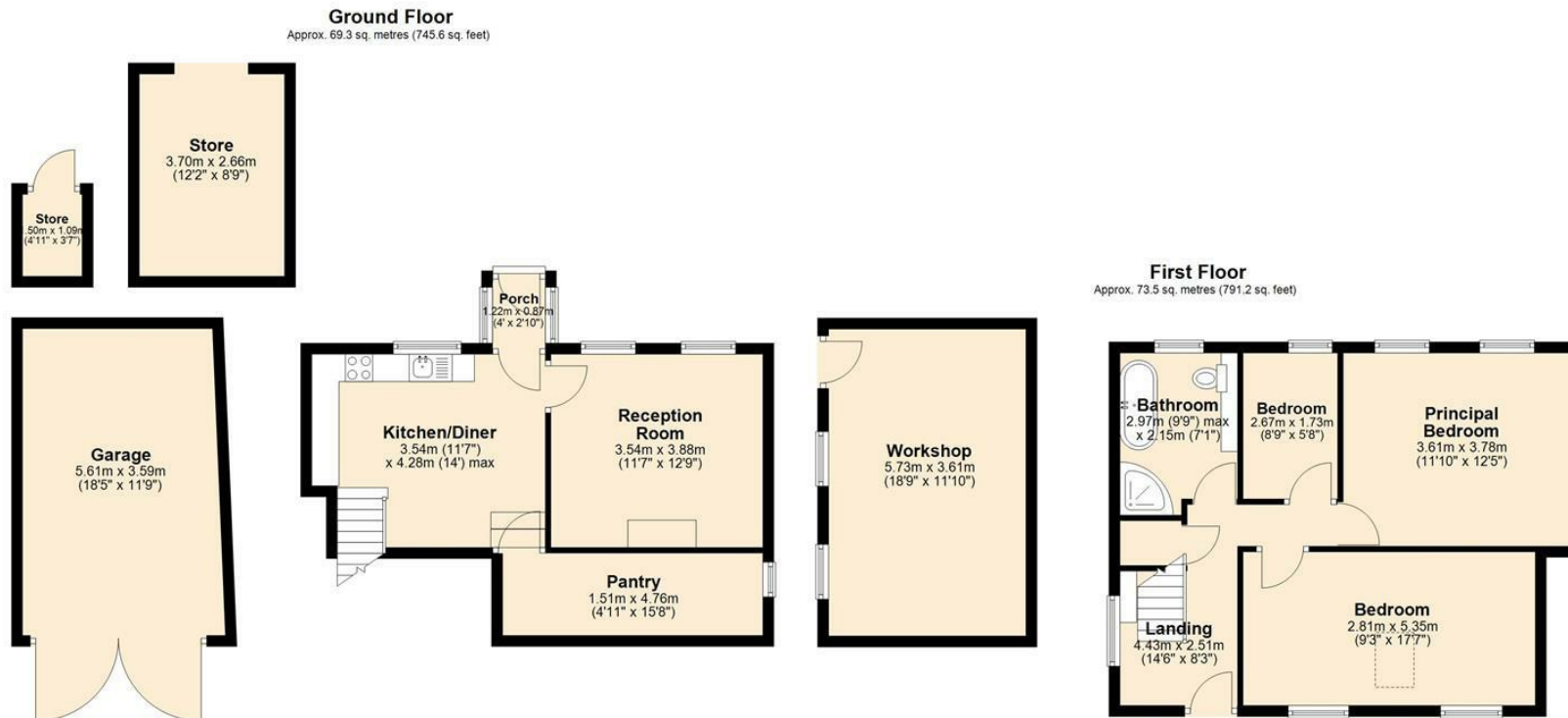
To the side of the property is a further patio terrace with views down the Dale and towards Eyam Edge. The garden features a greenhouse, trellis and a beautiful array of plants and colours for all seasons. To the rear of the property is a small lawn, vegetable garden, soft fruits, fruit trees and further patio terrace.

All mains services, tenure freehold









Total area: approx. 142.8 sq. metres (1536.8 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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