



4 Carr Cottages, Townhead, Eyam

Hope Valley, S32 5RE

The front door opens to an entrance hall with stairs to the first floor and access to all ground floor accommodation. The sitting room enjoys a front facing aspect with solid wood flooring and under stairs storage. The focal point of the room is provided by a stone-built fireplace with multifuel stove.

An opening leads to the kitchen with a tiled flooring, breakfast bar and two rear facing windows. The kitchen has a range of solid wood units with worktops over, incorporating a sink and drainer, range cooker with extractor hood, integrated dishwasher, washing machine and space for freestanding fridge freezer. A stable door from the kitchen provides access to a patio seating area to the rear of the property.

Stairs rise to the first floor landing with panelled doors to all rooms. A front



- A three bedroomed stone built end terraced cottage in the village of Eyam
- Family bathroom
- Entrance hall
- Charming Peak District village
- Sitting room with multi fuel stove
- Lovely south facing patio garden
- No onward chain
- Kitchen with Range
- Sealed unit double glazing
- Good village amenities inc Doctors surgery and village School



facing double bedroom has a sealed unit double glazed window and pleasant view towards Eyam Edge. The further bedroom on this floor is a generous single bedroom with side facing aspect. The family bathroom features a stylish suite consisting of low flush WC, pedestal washbasin and bath with chrome shower over.

From the landing, a further set of stairs leads to the top floor master bedroom. This superb room has two sets of Velux window lights, enjoying a pleasant views and excellent eaves storage.

Outside, to the rear of the property is an easily maintained south facing patio garden, ideal for sitting out during summer months. The boundaries are defined by dry stone wall and a pedestrian gate.

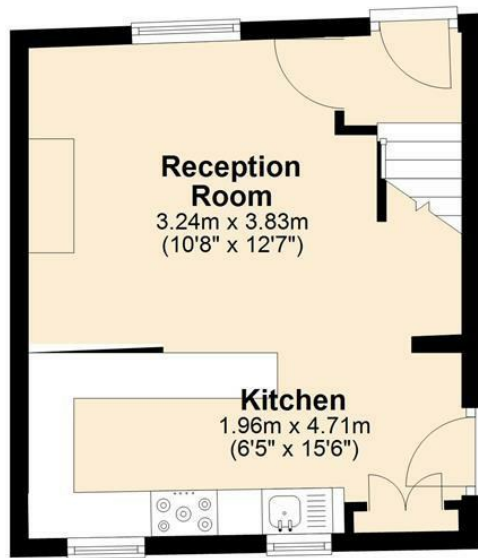






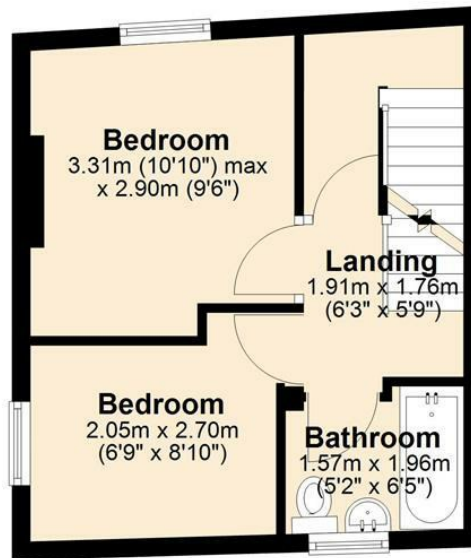
Ground Floor

Approx. 25.8 sq. metres (278.1 sq. feet)



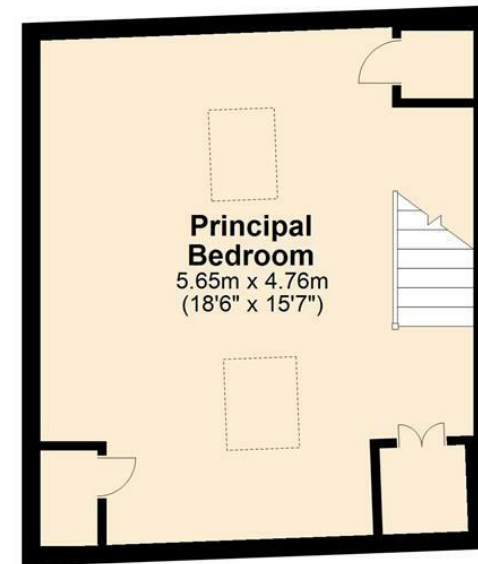
First Floor

Approx. 26.0 sq. metres (279.6 sq. feet)



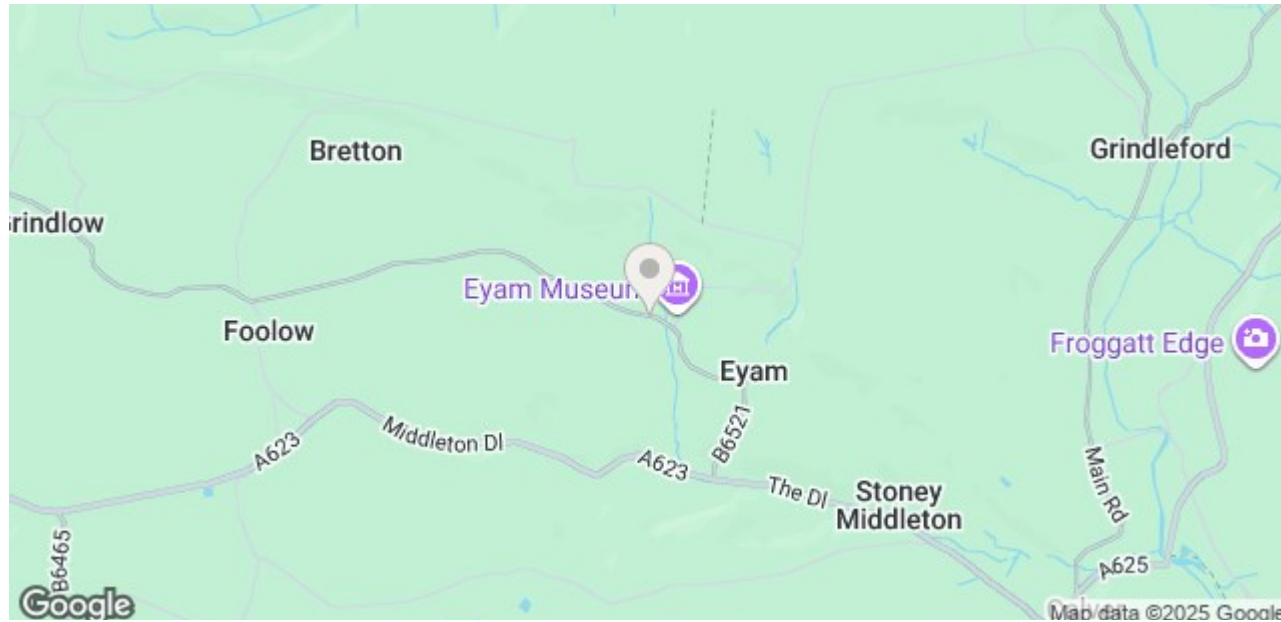
Second Floor

Approx. 26.5 sq. metres (284.8 sq. feet)



Total area: approx. 78.3 sq. metres (842.5 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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