

# EYAM HOUSE



BLenheim









# AN INCREDIBLE RURAL RESIDENCE IN A TRULY IDYLIC SETTING



# STEP INTO COUNTRY GRANDEUR.

*Presenting a truly rare opportunity on the edge of the charming Eyam village, this magnificent Grade II listed stately home occupies an impressive 26 acres (approx.) and offers immense exclusivity and tranquility. The substantial proportions of Eyam House boast eight bedrooms and four elegant reception rooms, along with a beautiful, income generating three bedroomed holiday cottage.*







## History

Eyam House can be traced back to the early 19th century, where it was first referenced in the 1842 edition of William Wood's "History and Antiquities of Eyam". It is believed that the 6th Duke of Devonshire's Head Gamekeeper, Thomas Burgoine, constructed the home, cottage and farm buildings. Thomas' relationship with the Duke is thought to have been close due to a portrait being commissioned of the Duke, Mr Beaumont and Thomas on a shoot at Chatsworth. First listed by Historic England in 1984, Eyam House showcases many original features such as stone and cast iron fireplaces, staircase balustrades, sash windows with wooden shutters and two stone pillars to the main entrance which set the tone for this extraordinary residence.

## Current Day

The striking stone frontage of Eyam House sits behind a stunning formal rear garden that seamlessly spans three rolling tiers with a central stone staircase and established trees. Splendid glazed double entrance doors serve as a formal entrance from the rear, whilst another door to the front enables ease of entry for every day living, both welcoming you into the inviting reception hall.

Four exceptionally spacious reception rooms, three of which have working fireplaces, present wonderful spaces for relaxing with family or hosting. Of particular note is the formal dining room, which features 400-year-old oak wainscot panelling and plenty of room for a large gathering. A touch of elegance is found in the drawing room and a homely setting in the lovely snug. The heart of the home is undoubtedly the open plan dining kitchen with its endearing country-style and warming four-oven Aga set within a stone mantelpiece. A useful second kitchen is ideal when preparing food for entertaining.

Arranged over the first floor are six large double bedrooms, including a master suite with a dressing room and en-suite bathroom, and en-suite bathrooms to two of the other bedrooms. A spectacular aluminium roof lantern on the landing allows natural light to fill the space and adds a subtle contemporary twist. Two further bedrooms are located on the second floor, as well as a shower room, which could be adapted to accommodate self-contained living. A fabulous feature within seven of the bedrooms are decorative cast iron and stone fireplaces that have been retained over the years as an appealing focal point.

The grounds of Eyam House extend considerable acreage and contain approximately 15.8 acres of outstanding parkland, which has tree-lined borders and is fully enclosed by dry stone walling. A further 8 acres incorporates grazing land. To one side of the home is a stone flagged patio, a walled courtyard with a detached stone barn and wood store, and a lawned kitchen garden with a stone-built, glazed greenhouse and an attached store.

The property can be approached by the main driveway with wooden gates opening to a circular parking area at the front of the home. A secondary driveway is also gated, and provides access to the main house and the courtyard where Eyam View Cottage and a number of outbuildings are located. A two-storey building contains stabling/storage to the ground floor and haylofts to the first floor, along with a historical Dovecot tower. A single-storey outbuilding also has existing stabling, stores and an open store beneath two stone archways.

The secondary driveway extends behind Eyam View Cottage to a further area for parking and access can be gained to a single garage, large double garage and a four-stable block.











## The Potential of Eyam House

In addition to the expansive accommodation of Eyam House, there is excellent potential to make sympathetic improvements to the home and its surroundings. Working closely with Peak Park to maintain the buildings heritage whilst achieving advantageous alterations, the current owner has had multiple planning permissions granted for works to the interior and exterior of the property.

Some changes have already been completed, including an approximate 70% re-roof of the main house with in-keeping materials (the remaining 30% was not in need of replacement), repointing of the external stonework, refurbishments and preservation of the sash windows and refurbishments of gates and doors on the outbuildings.

Application NP/DDD/0323/0222 relates to internal and external modifications, with the primary works being a reconfiguration of the first floor to form a luxurious master bedroom suite and three further sizeable suites. The second floor is proposed to house a games room, WC and a useful store. A clear focus of the plans is connecting the interior with the gardens, enabled via new external doors from the second kitchen and drawing room. Exterior alterations include the conversion of an existing barn to a large utility room.

Application NP/DDD/0424/0402 includes a landscaping overhaul to create exceptional, useable outdoor spaces for leisure and entertaining. Designed by award-winning designer Adam Frost, the plans outline the construction of a new greenhouse, an extension of the seating terrace and the improvement of the kitchen garden. New meandering paths are intended to connect various areas of the landscape, from a wildflower garden to the property’s main façade. The demolition of the existing carport and construction of a detached building to house a gymnasium is also included.

Further development could be facilitated on the existing outbuildings set around the perimeter of the main courtyard (subject to planning consents).





## A Life in the Peak District

Eyam lies within the breathtaking Peak District and is famous for its interesting history during the Black Death 1665-1666 where villagers isolated from other communities in an attempt to prevent the spread of The Plague. The village has its own Museum that tells the story of the 17th century and the area's industrial heritage. Within Eyam is a public house, a tea room, a country store, a cricket club and a medical centre. Eyam House is perfectly situated for lovers of the outdoors due its connections to scenic walks along local footpaths and a host of popular attractions such as Froggatt Edge, Padley Gorge, Stanage Edge and Monsal Trail. Within a short drive are Bakewell, Castleton, the spa town of Buxton and the renowned Chatsworth Estate. Chesterfield and Sheffield are around half an hour away and rail journeys are accessible from Hathersage and Grindleford train station.







STUDY

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## *Eyam House*

**The property briefly comprises of on the ground floor:** Main entrance vestibule, reception hall, formal dining room, study, drawing room, formal entrance vestibule, cloakroom/WC, dining kitchen, snug, second kitchen, side lobby, utility room, secondary stairway, pantry and front lobby.

**On the first floor:** Main landing, master bedroom, master en-suite bathroom, master dressing room, bedroom 2, bedroom 3, bathroom, linen cupboard, bedroom 5, bedroom 5 en-suite bathroom, bedroom 4, bedroom 6/office, bedroom 6 dressing room/hallway, bedroom 6 en-suite bathroom and secondary landing.

**On the second floor:** Landing, bedroom 7, bedroom 8 and shower room.

**On the basement level:** Cellar.

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## *Eyam View Cottage*

**The property briefly comprises of on the ground floor:** Entrance hall, WC, lounge, under-stairs storage cupboard and kitchen.

**On the first floor:** Landing, bathroom, bedroom 1, bedroom 2 and bedroom 3.

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## *Outbuildings and Garaging*

Barn, single garage, large double garage, four-stable block, wood store, open stores x2, two-storey L-shaped outbuilding containing stables and hay lofts with a dovecot and a single-storey outbuilding containing three stables and two stores.



# GROUND FLOOR

*From a 1920s roofed entrance porch, a heavy timber door with glazed panels and a matching panel above opens to the main entrance vestibule.*

## Main Entrance Vestibule

Having a coved ceiling, pendant light point, central heating radiator and deep skirtings. A timber door with glazed panels and matching side/above panels opens to the reception hall.

## Reception Hall

Creating an impressive welcome from the moment you step through the door, the reception hall incorporates a coved ceiling, pendant light point, wall mounted light point, central heating radiators with decorative covers and deep skirtings. Doors open to the formal dining room, study, drawing room and to the staircase leading to the basement level. A timber door with obscured glazed panels opens to the cloakroom/WC. Double timber doors with glazed panels open to the formal entrance vestibule.

## Formal Dining Room

24'5 x 14'1 (7.44m x 4.30m)

A magnificent formal dining room with side facing timber glazed sash windows, a coved ceiling, 400-year-old wainscot oak panelling to the walls, wall mounted light points and central heating radiators. The focal point of the room is the stone fireplace with a stone mantel, a brick surround and a stone hearth. To either side of the fireplace are built-in cupboards containing shelving.

## Study

14'5 x 14'1 (4.40m x 4.30m)

A versatile, well-proportioned room with pleasant views of the formal gardens through a rear facing timber glazed sash window with fitted shutters. Also having a coved ceiling, recessed lighting, wall mounted light point, central

heating radiator and deep skirtings. There is a range of fitted furniture incorporating shelving and cupboards. The focal point of the room is the cast iron fireplace with a timber mantel and surround.

## Drawing Room

22'8 x 14'8 (6.90m x 4.48m)

An elegant reception room with rear and side facing timber glazed sash windows (one with fitted shutters), a coved ceiling, wall mounted light point, central heating radiators (two with decorative covers) and deep skirtings. The focal point of the room is the fireplace with a wooden mantel and surround, and a stone hearth.

## Cloakroom/WC

Having a side facing timber obscured glazed window, recessed lighting, central heating radiator, deep skirtings and tiled flooring. A suite in white comprises a low-level WC and a vanity unit, incorporating a granite work surface, upstands, fitted vanity mirror, an inset wash hand basin with traditional Aston Matthews taps and storage beneath.

## Formal Entrance Vestibule

Having exposed stone walls, stone flooring and double timber doors with glazed panels opening to the reception hall. Double timber doors with glazed panels provide an opulent, formal entrance to the home and open to the rear of the property.

From the reception hall, a timber door with glazed panels opens to the open plan dining kitchen.



RECEPTION HALL





FORMAL DINING ROOM





DRAWING ROOM



SNUG



FORMAL DINING ROOM



# GROUND FLOOR CONTINUED

## Open Plan Dining Kitchen

29'3 x 15'2 (8.92m x 4.62m)

## Dining Room

Offering a fabulous space for casual dining with a front facing timber glazed sash window, recessed lighting, telephone point, deep skirtings and oak flooring. A timber door with glazed panels opens to the reception hall. A timber door opens to the snug. A wide opening leads into the kitchen. Used as an informal entrance, a timber stable-style door with glazed panels opens to the front of the property.

## Snug

18'2 x 14'1 (5.54m x 4.30m)

Another superb reception room with side facing timber glazed sash windows, coved ceiling, central heating radiator, TV/aerial points and deep skirtings. The focal point of the room is the original cast iron fireplace with a timber mantel and surround.

## Kitchen

A country-style kitchen with rear facing timber glazed sash windows, recessed lighting, deep skirtings and oak flooring. There is a range of fitted base/wall and drawer units, incorporating granite work surfaces and a Belfast sink with a chrome mixer tap. A freestanding island with a granite work surface provides additional storage and space for two chairs. The focal point of the room is the exposed stone chimney breast and tiled splash back, which houses the four-oven Aga with two hot plates and a warming plate. Timber doors open to the secondary stairway and second kitchen.

## Second Kitchen

15'2 x 11'5 (4.62m x 3.48m)

A useful second kitchen, ideal for hosting preparation. Having side facing timber glazed sash windows, flush light point, deep skirtings and oak flooring. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, a tiled splash back, under-counter lighting and an inset Leisure 1.5 bowl sink with a mixer tap. Appliances include a Whirlpool four-ring gas hob with an

extractor hood above and an Indesit oven/grill. There is provision for a dishwasher and an American style fridge/freezer. The focal point of the room is the original stone fireplace, which is currently decorative. A timber door opens to the side lobby.

## Side Lobby

Having a flush light point, central heating radiator, deep skirtings and tiled flooring. A timber door opens to the utility room. A heavy timber door opens to the walled courtyard at the right side of the property.

## Utility Room

Having a side facing timber glazed obscured window, light, power and tiled flooring. There is a range of fitted base units with matching surfaces and space/provision for a washing machine and a tumble dryer. The utility room houses the boiler and hot water cylinder.

From the kitchen, a timber door opens to the:

## Secondary Stairway

Having a coved ceiling, pendant light point, central heating radiator, deep skirtings and tiled flooring. A timber door opens to the pantry. A timber door with obscured glazed panels opens to the front lobby. A staircase with an original hand rail and balustrading rises to the secondary landing.

## Pantry

4'5 x 3'11 (1.35m x 1.20m)

Having a pendant light point, fitted shelving and tiled flooring.

## Front Lobby

Having a wall mounted light point, fitted shelving and tiled flooring. A timber door with glazed panels opens to the front of the property.



DINING KITCHEN







# BASEMENT LEVEL & FIRST FLOOR

From the reception hall, a timber door opens to a staircase with a wall mounted light point, which leads down to the:

## Basement Level

### Cellar

21'5 x 14'5 (6.54m x 4.40m)

A sizeable cellar featuring the original stone barrel ceiling. Having a side facing timber glazed window, light and power. Double timber doors open to a storage cupboard which houses the fuse boards.

## Ground Floor Continued

From the reception hall, a staircase with a rope hand rail rises to the:

## First Floor

### Main Landing

A fabulous landing showcasing a feature archway and an aluminium double glazed roof lantern that fills the space with natural light. Also having an aluminium double glazed roof light, a front facing arched timber glazed sash window, pendant light points, recessed lighting, dado rail, central heating radiators (one with a decorative cover) and deep skirtings. Doors open to the master bedroom, master dressing room, bedroom 2, bedroom 3, bathroom, linen cupboard, bedroom 4 and bedroom 5.

### Master Bedroom

24'2 x 14'5 (7.37m x 4.40m)

An exceptionally spacious master bedroom with rear facing timber glazed sash windows overlooking the formal garden and beyond, with fitted shutters and a window seat. Also having a coved ceiling, picture rail, central heating

radiators and deep skirtings. The focal point of the room is the decorative cast iron fireplace with a timber mantel and surround. Timber doors open to the master en-suite bathroom and master dressing room.

### Master En-Suite Bathroom

Having a side facing timber glazed sash window, recessed lighting, central heating radiator and deep skirtings. A suite comprises a low-level WC and a B.C Sanitan Berkeley pedestal wash hand basin with an Aston Matthews mixer tap. Also having a freestanding roll top bath with an Aston Matthews chrome mixer tap. To one corner is a separate shower enclosure with a fitted shower and a glazed screen/door. Access can be gained to the loft space.

### Master Dressing Room

14'5 x 13'1 (4.40m x 4.00m)

A comprehensive dressing room with a rear facing timber glazed sash window with fitted shutters, pendant light point, picture rail, central heating radiator and deep skirtings. The focal point of the room is the decorative cast iron fireplace with a Derbyshire fossilised limestone mantel and surround. To one wall is a range of fitted furniture, incorporating short/long hanging and shelving.

### Bedroom 2

14'5 x 13'1 (4.40m x 4.00m)

A spacious double bedroom with a side facing timber glazed sash window with a window seat, coved ceiling, recessed lighting and a central heating radiator. A range of fitted furniture incorporates short/long hanging, shelving and drawers. The focal point of the room is the decorative cast iron fireplace with a timber mantel.

### Bedroom 3

14'5 x 10'11 (4.40m x 3.32m)

Another double bedroom with a side facing timber glazed sash window with a window seat, recessed lighting and a central heating radiator. The focal point of the room is the decorative cast iron fireplace with a timber mantel and a tiled surround.



MASTER BEDROOM



BEDROOM 4





MASTER BEDROOM



# FIRST FLOOR CONTINUED

## Bathroom

Having a front facing timber glazed sash window, flush light point, partially panelled walls and a central heating radiator. There is a suite in white, which comprises a low-level WC and a Pyramid pedestal wash hand basin with traditional chrome taps. To one wall is a panelled bath with traditional chrome taps.

## Linen Cupboard

Having fitted shelving.

## Bedroom 5

18'4 x 14'4 (5.58m x 4.38m)

Having front and side facing timber glazed sash windows, coved ceiling, pendant light point, central heating radiator and deep skirtings. A timber door opens to the bedroom 5 en-suite bathroom.

## Bedroom 5 En-Suite Bathroom

Having a side facing timber glazed sash window, coved ceiling, recessed lighting, central heating radiator and deep skirtings. A suite comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps. To one wall is a panelled bath with traditional chrome taps, a fitted shower and a glazed screen.

## Bedroom 4

15'5 x 14'4 (4.70m x 4.36m)

Having rear facing timber glazed sash windows, coved ceiling, picture rail, pendant light point, central heating radiator and deep skirtings. A fitted cupboard with shelving provides storage. The focal point of the room is the decorative stone fireplace with a granite mantel. A timber door opens to bedroom 6/office.

## Bedroom 6/Office

15'5 x 12'10 (4.70m x 3.90m)

Currently utilised as an office but could be sixth bedroom or part of an extensive bedroom suite. Having a rear facing timber glazed sash window, coved ceiling, pendant light point, picture rail, central heating radiator and deep skirtings. The focal point of the room is the decorative cast iron fireplace with a timber mantel. A fitted cupboard with shelving provides storage. A timber door opens to the bedroom 6 dressing room/hallway.

## Bedroom 6 Dressing Room/Hallway

9'10 x 4'8 (3.00m x 1.42m)

Having a side facing timber glazed sash window, recessed lighting and a central heating radiator. Timber doors open to the bedroom 6 en-suite bathroom and secondary landing.

## Bedroom 6 En-Suite Bathroom

Having a side facing timber glazed sash window, coved ceiling, recessed lighting and a central heating radiator. A suite comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps. To one corner is a panelled bath with traditional chrome taps, a fitted shower and a glazed screen. The focal point of the room is the decorative cast iron fireplace with a timber mantel and a tiled surround.

## Secondary Landing

Having a front facing timber glazed sash window, coved ceiling, pendant light point, central heating radiator and deep skirtings. A timber door opens to the bedroom 6 dressing room/hallway. An original staircase with a hand rail and balustrading leads down to the rear stairway on the ground floor and also rises to the second floor.



MAIN LANDING



# SECOND FLOOR & EXTERIOR AND GARDENS

## Landing

Having a front facing timber glazed sash window, strip light and deep skirtings. There is a fitted base unit with a work surface, a tiled splash back and an inset 1.0 bowl stainless steel sink with a Bristan chrome mixer tap. Beneath the work surface is provision for an under-counter appliance. Timber doors open to bedroom 7, the shower room and bedroom 8.

## Bedroom 7

18'1 x 14'3 (5.50m x 4.35m)

A generously sized bedroom with a side facing timber glazed sash window, wall mounted light points, central heating radiator and a decorative cast iron fireplace.

## Bedroom 8

9'10 x 9'6 (3.00m x 2.90m)

Having a side facing timber sash window, pendant light point, central heating radiator and a decorative cast iron fireplace. Access can be gained to the loft space.

## Shower Room

Having a flush light point, an extractor fan and tiled flooring. A suite in white comprises a low-level WC and a wall mounted wash hand basin with traditional chrome taps. To one corner is a separate shower enclosure with a fitted shower and a glazed screen/door.

## Exterior and Gardens

Positioned between stone pillars are a set of timber gates and a separate pedestrian gate, which open from Foolow Road to Eyam House. A cobbled driveway leads to a large circular gravelled parking area at the front of the property, where there is exterior lighting, raised planters with mature trees and shrubs and space to park several vehicles. To one corner, a cobbled driveway extends to a further parking area with a car port, mature trees and a timber gate opening to the secondary driveway. A stone flagged path leads to an entrance door into the dining kitchen and a wide opening provides access to the main entrance porch. A timber pedestrian gate opens to a path leading to the walled

courtyard at the right side of the property. Another timber gate opens to the left side of the property.

## Main Entrance Porch

A roofed structure with exterior lighting and providing access to the main entrance vestibule.

To the left side of the property, a wide gravelled path with a raised stone border to one side containing mature trees and plants leads to the front of the property.

To the rear of the property is the breathtaking façade of Eyam House. A gravelled path runs along the rear elevation and stone steps rise to the formal entrance door. Beyond the path is an extensive formal garden set across three rolling tiers with a central stone staircase. The garden has an array of established trees and shrubs. Towards the bottom of the garden, a timber pedestrian gate opens to Foolow Road and a metal estate gate opens to the property's parkland and grazing land.

## Parkland

Approximately 15.8 acres of lush, green parkland with mature trees and enclosed by dry stone walling. A timber gate opens to Foolow Road and an opening to the eastern boundary provides access to the property's eight acres of enclosed grazing land.

From the gravelled path at the rear, a stone flagged path leads to the right side of the property, where stone steps rise to a stone flagged seating terrace with exterior lighting and raised borders with mature shrubs. A timber gate within stone walling opens to the walled courtyard. Stone steps rise to the kitchen garden.

## Kitchen Garden

A substantial expanse of lawn with the original orchard containing fruit trees and a greenhouse with an adjoining stone-built store. The garden is enclosed by stone walling and mature hedging. A gravelled path leads up to a wrought iron gate opening to the parkland.







Single-Storey  
Outbuilding

Eyam View  
Cottage

L-Shaped, Two-Storey  
Outbuilding

Single Garage &  
Large Double Garage

Eyam  
House





FORMAL GARDEN (REAR)



KITCHEN GARDEN



FORMAL GARDEN (REAR)



KITCHEN GARDEN - GREENHOUSE



# EXTERIOR & GARDENS CONTINUED

From the seating terrace at the right side of the property, a timber gate opens to the walled courtyard.

## Walled Courtyard

A fully enclosed courtyard with exterior lighting and mature trees. Access can be gained to the side lobby, front lobby and barn. A timber gate opens to the circular parking area at the front of the property and stone steps rise to an opening where access can be gained to a wood store.

## Barn

32’10 x 12’3 (10.00m x 3.74m)

Having light, power, a central heating radiator, a Belfast sink with hot and cold taps and original stone flagged flooring. Timber doors open to the courtyard and kitchen garden.

From the driveway, timber gates open to a secondary driveway, which has metal gates opening to Foolow Road, and access can be gained to the courtyard.

## Courtyard

Surrounding the cobbled/gravelled courtyard is a two-storey outbuilding, including stabling, first floor haylofts and a historical dovescote tower. There is also an open store and further stabling within a single-storey outbuilding. Access can be gained to Eyam View Cottage. A stone archway leads to a cobbled path with a timber gate opening to an enclosed grassed area with exterior lighting, an open, roofed store and double timber gates opening to Foolow Road.

From the secondary driveway, access can be gained to the lounge of Eyam View Cottage and there is exterior lighting and a water tap. A timber gate opens to a continuation of the driveway, which sweeps up to another area for parking several vehicles. Access can be gained to the single garage, large double garage and a four-stable block. A stone staircase rises to provide access to bedroom 3 of Eyam View Cottage.

## Single Garage

19’4 x 14’1 (5.90m x 4.30m)

Having double timber access doors, light and power.

## Large Double Garage

42’0 x 19’4 (12.80m x 5.90m)

Having two sets of double timber access doors, light and power.

## Four Stable-Block

Having stable-style doors.

At the top of the secondary driveway, an opening leads to a wide gravelled path behind the garaging and to a timber gate, which opens to the parkland.



COURTYARD



SINGLE GARAGE & LARGE DOUBLE GARAGE



# EYAM VIEW COTTAGE

Currently used as a successful holiday let year-round, Eyam View Cottage offers excellent potential for generating a rental income or could be useful for multi-generational living.

## Ground Floor

From the courtyard, a timber door with glazed panels opens to the:

## Entrance Hall

Having a flush light point, central heating radiator and timber doors opening to the WC and lounge.

## WC

Having a rear facing timber glazed window, flush light point, central heating radiator and fitted shelving. A suite comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps and a tiled splash back.

## Lounge

20'2 x 17'0 (6.14m x 5.17m)

A spacious, homely reception room with front and rear facing timber glazed sash windows, pendant light points,

central heating radiators and a TV/aerial point. The focal point of the room is the large open fireplace with an oak mantel and a stone surround/hearth. Timber doors open to the under-stairs storage cupboard and kitchen. A bi-folding timber door with obscured glazed panels opens to the staircase rising to the first floor. A timber door with glazed panels opens to the side of the property onto the secondary driveway.

## Under-Stairs Storage Cupboard

A useful area for storage.

## Kitchen

16'1 x 12'2 (4.90m x 3.70m)

Having rear and side facing timber glazed sash windows, side facing timber panels, flush light point and a central heating radiator. There are a range of fitted base/wall and drawer units, incorporating work surfaces, tiled splash backs, under-counter lighting and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. Appliances include a Candy four-ring gas hob with an extractor hood above and a Hotpoint oven/grill. There is the provision for a dishwasher, a full-height fridge/freezer and a washing machine. A cupboard houses the ATAG boiler.

From the lounge, a bi-folding door opens to a staircase with a rope handrail, which rises to the first floor.

## First Floor

a pendant light point, central heating radiators and a TV/ aerial point.

## Landing

Having a front facing timber glazed sash window, pendant light point and central heating radiators. Timber doors open to the bathroom, bedroom 1, bedroom 2 and bedroom 3.

## Bathroom

With a side facing timber glazed obscured window, flush light point, extractor fan and a central heating radiator. A suite in white comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps and a tiled splash back. To one corner is a panelled bath with traditional chrome taps, a fitted shower and a glazed screen.

## Bedroom 1

14'11 x 12'5 (4.54m x 3.78m)

A good-sized double bedroom with a rear facing timber glazed sash window, a side facing timber glazed window,

## Bedroom 2

13'1 x 11'6 (4.00m x 3.50m)

Another double bedroom with a front facing timber glazed sash window, pendant light point, central heating radiators and a telephone point. Fitted furniture includes long hanging and shelving.

## Bedroom 3

17'1 x 6'5 (5.20m x 1.96m)

With a front facing timber glazed sash window, pendant light point and a central heating radiator. There is a built-in storage cupboard with shelving. Access can be gained to the loft space. A timber door with glazed panels opens to a stone staircase that leads down to the rear of the property.







LOUNGE



BEDROOM 1



KITCHEN



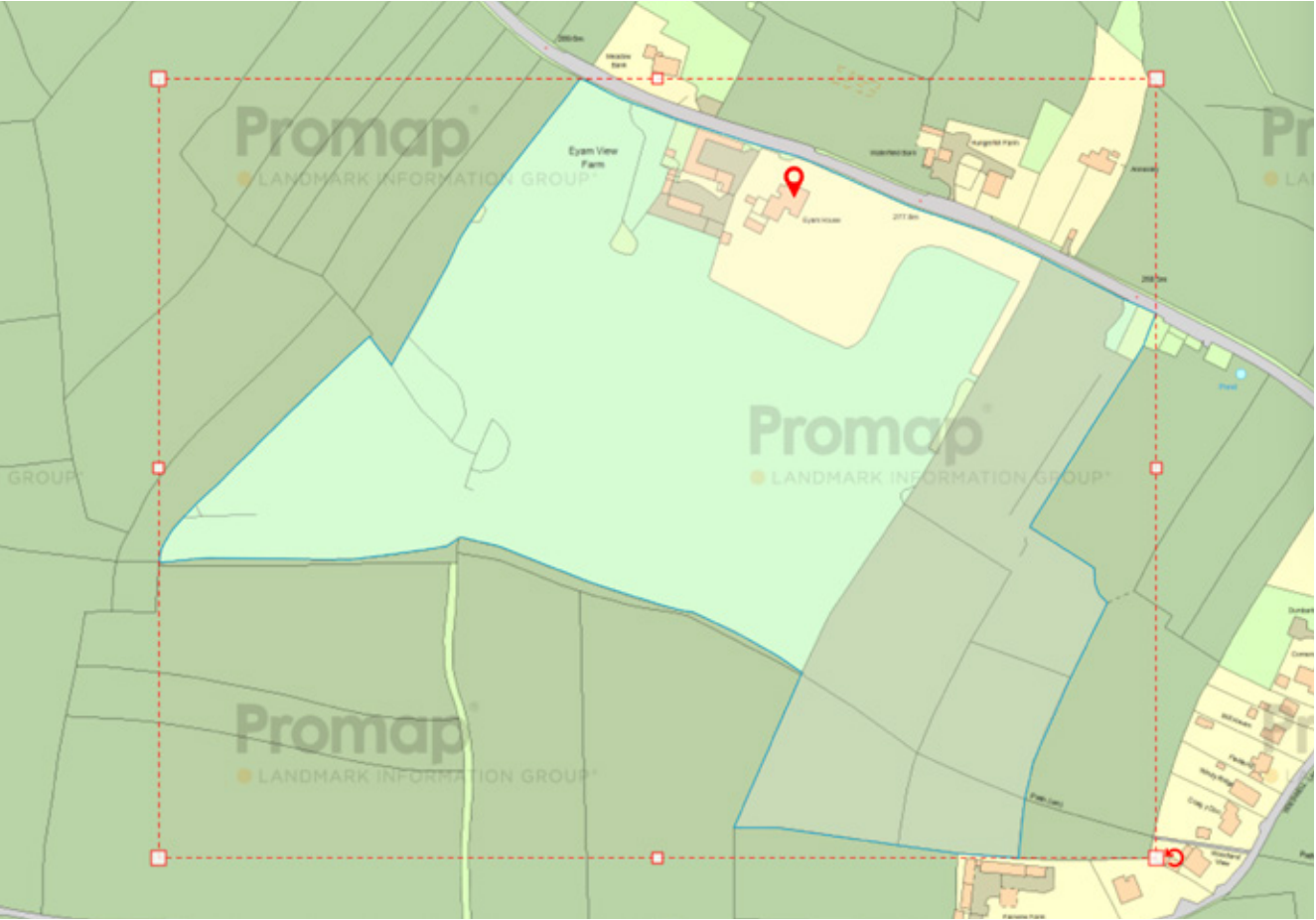
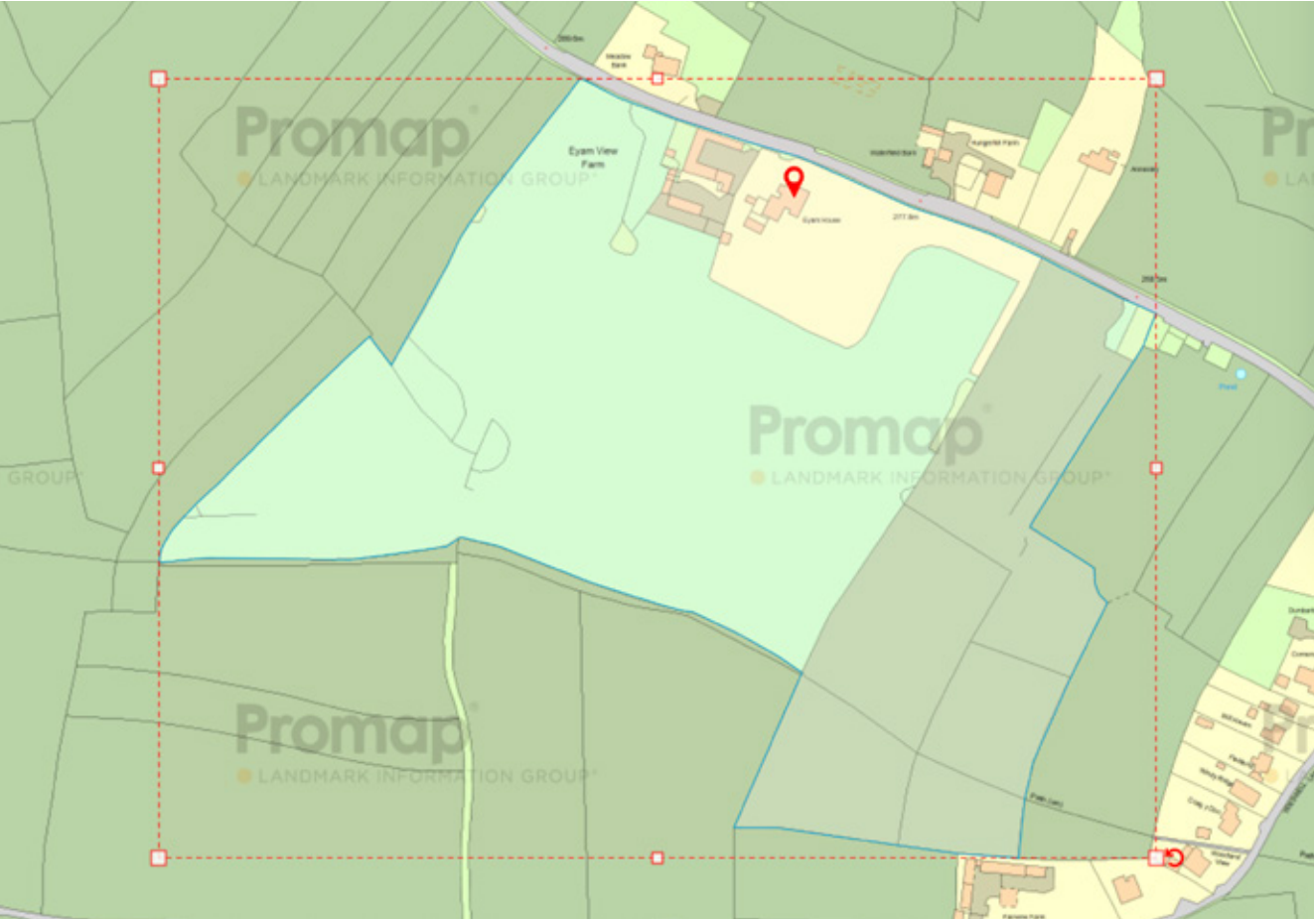
BEDROOM 2





\*IMAGE FOR ILLUSTRATION PURPOSES ONLY





\*IMAGES FOR ILLUSTRATION PURPOSES ONLY











# GROUND FLOOR & CELLAR

Ground Floor Approximate Floor Area:  
2545 SQ.FT. (236.4 SQ.M)

Cellar Approximate Floor Area:  
309 SQ.FT. (28.7 SQ.M)

Total Approximate Floor Area:  
5716 SQ.FT. (531.0 SQ.M)



# FIRST & SECOND FLOORS

First Floor Approximate Floor Area:  
2363 SQ.FT. (219.5 SQ.M)

Second Floor Approximate Floor Area:  
499 SQ.FT. (46.4 SQ.M)

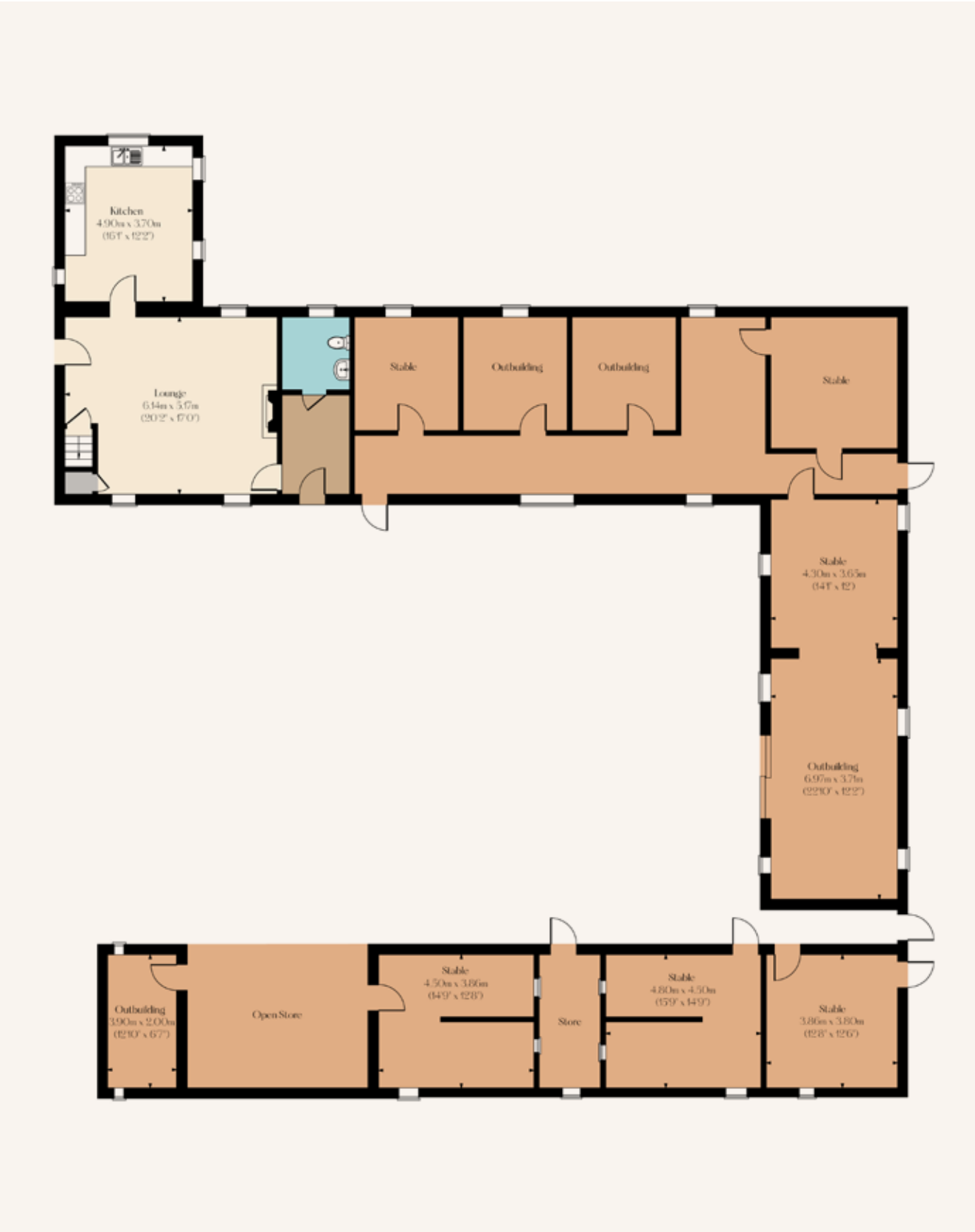




# COTTAGE & OUTBUILDINGS

Cottage Ground Floor Approximate Floor Area:  
651 SQ.FT. (60.5 SQ.M)

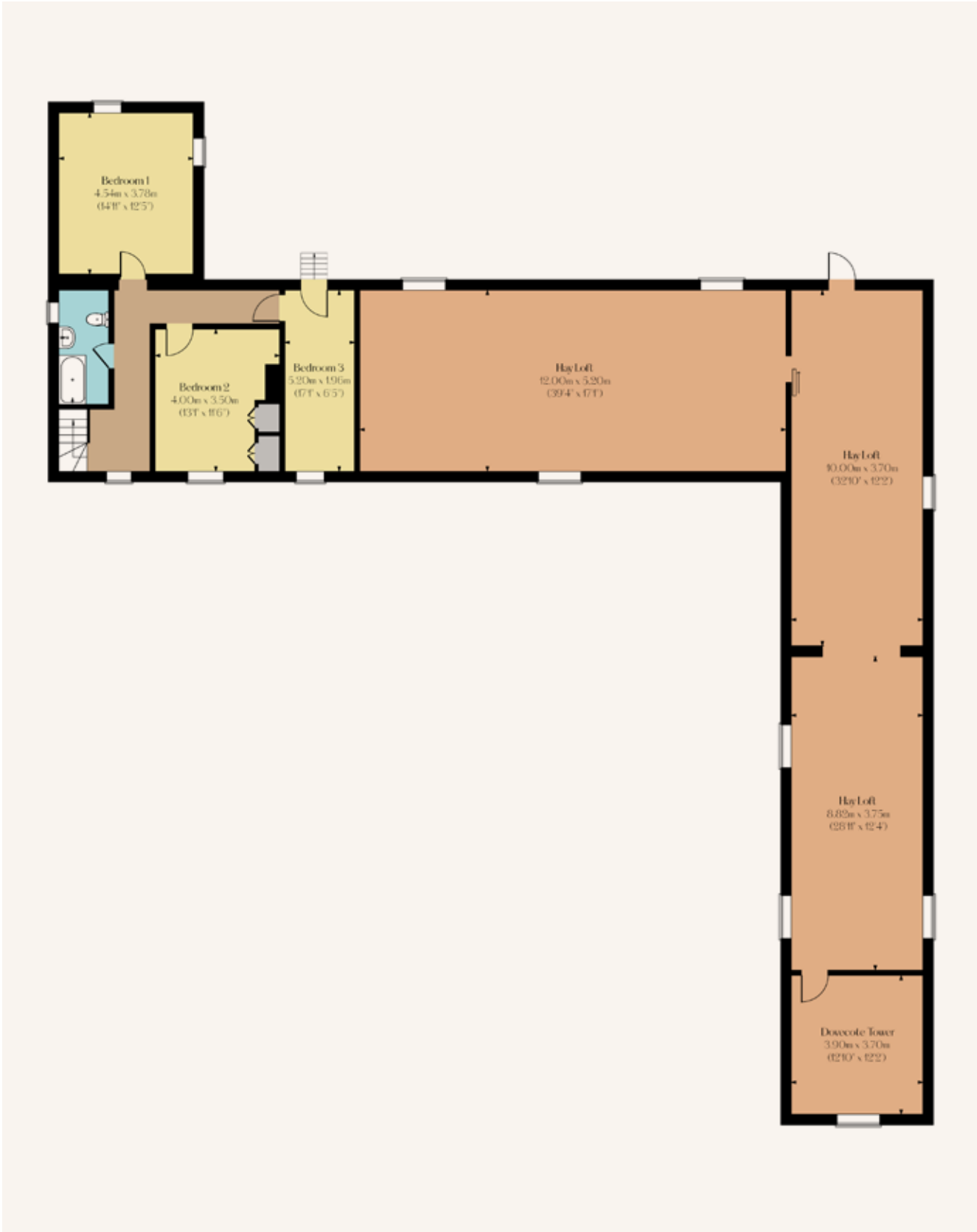
Outbuildings Ground Floor Approximate Floor Area:  
4301 SQ.FT. (399.6 SQ.M)



# COTTAGE & OUTBUILDINGS

Cottage First Floor Approximate Floor Area:  
659 SQ.FT. (61.2 SQ.M)

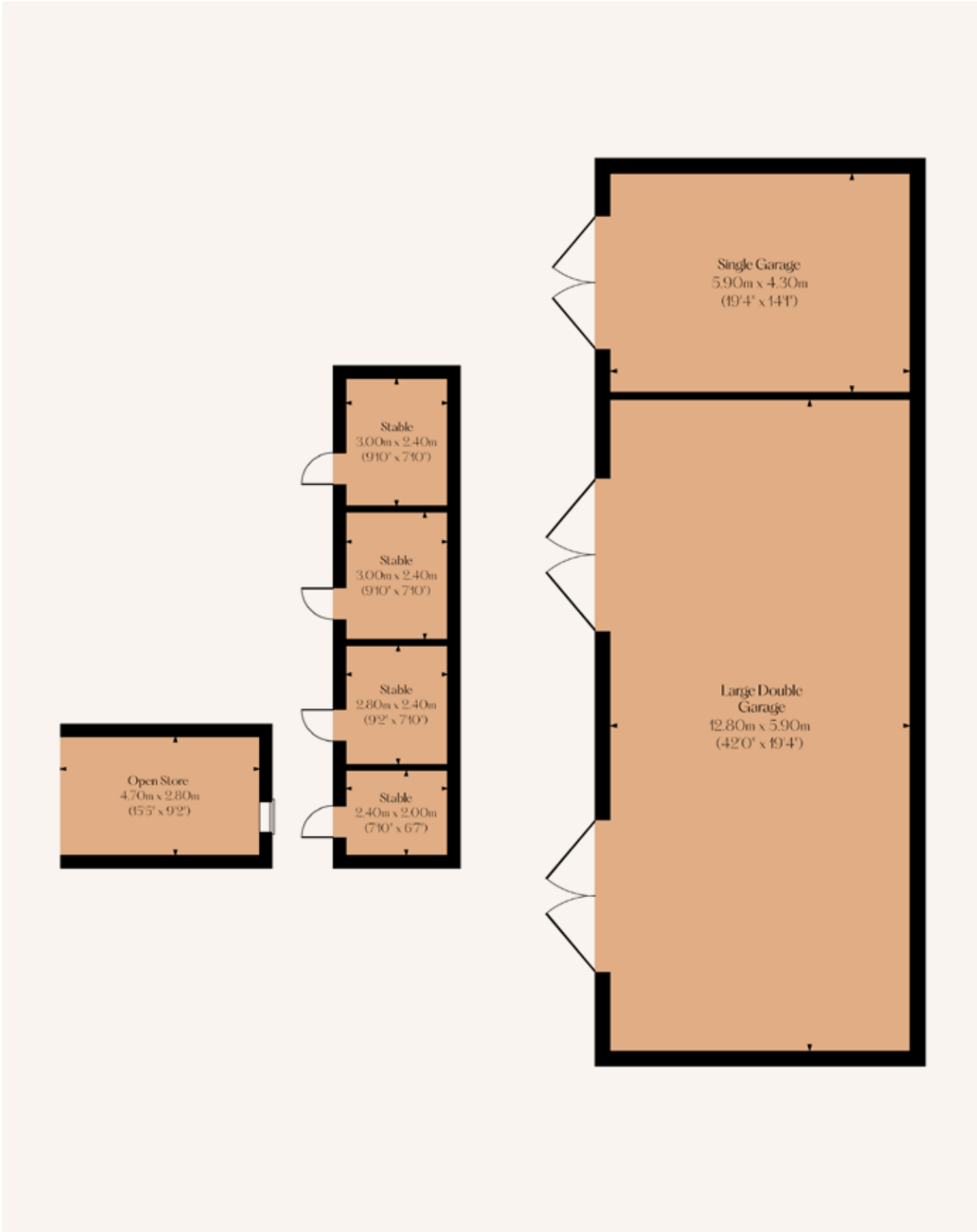
Outbuildings First Floor Approximate Floor Area:  
1588 SQ.FT. (147.5 SQ.M)





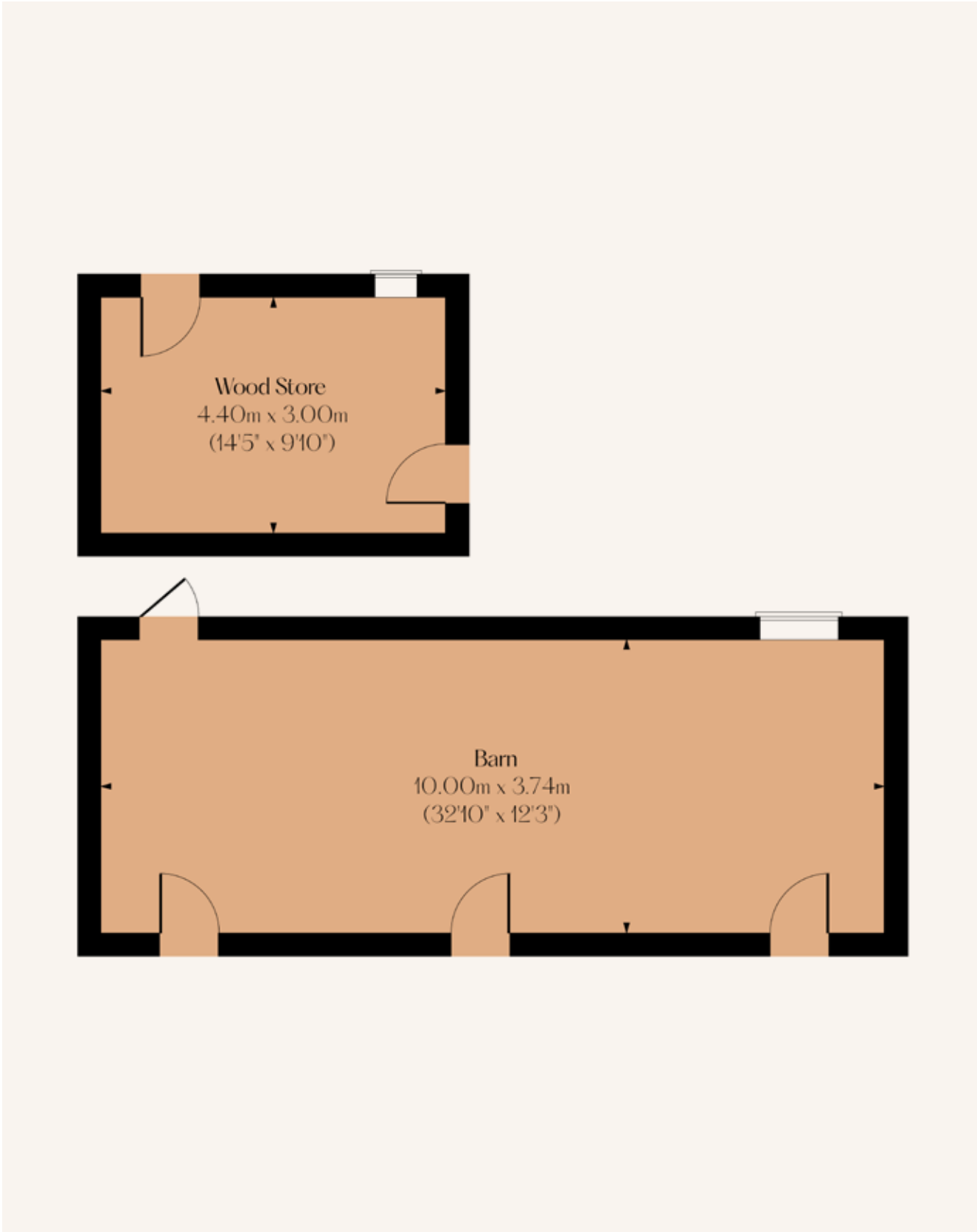
# GARAGING, STABLES & STORE

Garaging Approximate Floor Area:  
1095 SQ.FT. (101.7 SQ.M)  
Stables & Store Approximate Floor Area:  
432 SQ.FT. (40.1 SQ.M)



# BARN & WOOD STORE

Approximate Floor Area:  
545 SQ.FT. (50.6 SQ.M)





<div>BEDROOMS (HOUSE &amp; COTTAGE)</div> <div>8 / 3</div>	<div>BATHROOMS (HOUSE &amp; COTTAGE)</div> <div>5 / 1</div>
<div>LIVING ROOMS (HOUSE &amp; COTTAGE)</div> <div>4 / 1</div>	<div>SQFT (HOUSE &amp; COTTAGE)</div> <div>5,716 / 1,310</div>
<div>SQFT (OUTBUILDINGS &amp; GARAGING)</div> <div>7,961</div>	<div>LISTED STATUS</div> <div>Grade II</div>
<div>TENURE</div> <div>Freehold</div>	<div>COUNCIL TAX</div> <div>G</div>

## Services

Mains gas, mains electricity, mains water and mains drainage. There is broadband at the property and the mobile signal quality is good.

## Rights of Access & Shared Access

A public footpath is located to the southern boundary of the parkland.

## Covenants, Easements, Wayleaves and Flood Risk

There are covenants and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



# EYAM HOUSE

Foolow Road, Eyam, Hope Valley,  
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