



The Brick House, Church Street, Eyam

Hope Valley, S32 5QH

A stunning four bedroomed detached residence beautifully positioned in the heart of Eyam with south facing gardens, driveway parking and garage. This notable and much-loved Grade II Listed residence dates from the early 19th Century and has many attractive features including high ceilings, original fireplaces and symmetrical arrangement. The Brick House is beautifully complimented by south facing formal gardens with box hedging, level lawn and deep floral borders. To the side of the property is gated driveway access to a single garage.

The front door opens to a broad entrance hall with stone flagged flooring and access to all ground floor accommodation. The dining room enjoys a triple aspect with two large sash windows and original fireplace. The opposite reception room features a pleasant aspect across neighbouring fields and Eyam Hall. The room has a fireplace and Clearview multi-fuel stove. A further similarly sized reception room opens to the garden with a pleasant south facing view. At the heart of the property is a large dining kitchen with dining area, fitted storage and an original range. From the dining area there is access to a three roomed barrel arched cellar. The kitchen features a range of solid oak units with granite worktops, Aga, space for under counter dishwasher, space for standalone fridge and quarry tiled floor. A stainless-steel sink and drainer is set beneath a side facing window with views of a neighbouring field. An opening leads to the utility area



- Grade II listed early 19th Century family home in the heart of Eyam
- Stunning south facing garden
- Utility room
- Offered to the market with no onward chain

- Picturesque Peak district village with a thriving community
- Three spacious reception rooms
- Four generous double bedrooms

- Single garage and driveway parking
- Large dining kitchen with Aga
- Two family bathrooms



with cloakroom/WC and access to the garden and driveway. The room features a butler sink and houses the Worcester Bosch combi boiler. A door opens to the single garage with up and over door.

From the entrance hall stairs rise to a half landing with seating area and window providing lovely views across the garden and local countryside. There is access to a large family bathroom which features a bath, bidet, low flush WC, walk-in shower enclosure, counter top wash basin and heated towel rail. Further stairs lead to the first-floor landing with access to four equally sized double bedrooms and the family bathroom. Three double bedrooms enjoy a dual aspect with lovely views across Eyam, to the front and the garden to the back. A fourth double bedroom enjoys a side aspect across a local field with oak fitted storage. A further family bathroom features a suite of low flush wc, pedestal washbasin and bath with shower over. From the landing stairs rise to attic space ideal for storage.

Outside, fronting the property is a stone pillared gate with wrought iron railings which lead to the front door. There is parking to the front of the property and gated driveway to the side providing access to a single garage. To the side and rear of the property are spectacular gardens featuring level lawn, beautifully planted borders and box hedging. The garden features a greenhouse, a timber shed and its southerly aspect provides sun all day long.

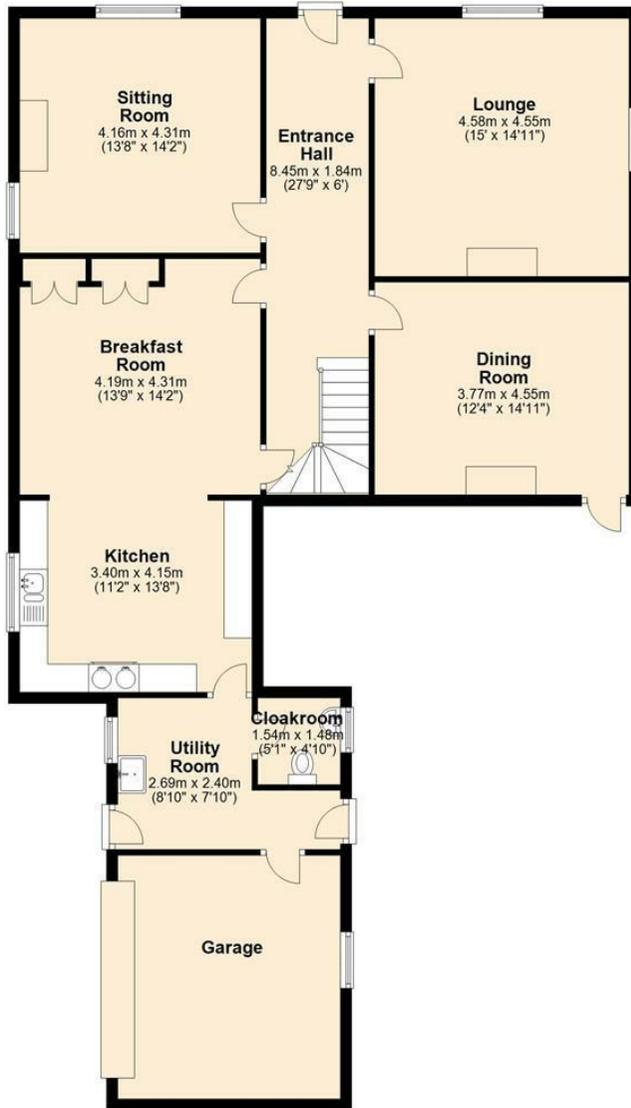
Tenure Freehold, Council Tax band G
All mains services



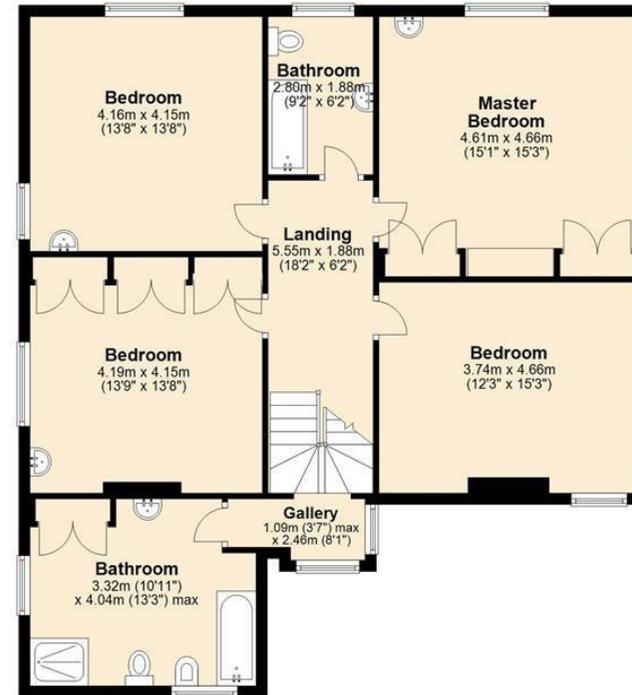




Ground Floor
Approx. 135.1 sq. metres (1454.4 sq. feet)



First Floor
Approx. 108.0 sq. metres (1162.8 sq. feet)



Total area: approx. 243.1 sq. metres (2617.2 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.



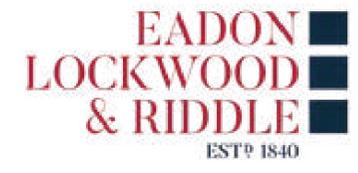
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