



Corner Cottage, Foolow

Eyam, Hope Valley, S32 5QR

A stone built three double bedroomed cottage with south west facing garden, enviably located in the picturesque village of Foolow. Beautifully positioned adjoining the village green and duck pond, this magnificent cottage retains many original features alongside high quality modern fittings and offers flexible accommodation arranged over two floors.

The front door opens to a stunning dining kitchen with stone flagged flooring, underfloor heating and space for a family sized dining table and chairs. The bespoke kitchen features a range of panelled units surmounted by solid wood worktops incorporating four burner hob, double oven, fridge freezer and dishwasher. A Butler sink and drainer is set beneath a front facing window and a glazed door opens to the rear garden. A door opens to the delightful sitting room with a front facing aspect and beams to the ceiling.



- Magnificent stone built cottage in the village of Foolow
- Sitting room with original fireplace
- Family bathroom and separate shower room with wc
- Freehold. Band D council tax

- Three double bedrooms
- Play room/Snug with French windows
- Walled rear garden with patio, lawn and stone built outbuilding

- Bespoke dining kitchen
- Cloakroom/utility room
- Picturesque village with duck pond & great pub



The focal point of the room is a gritstone fireplace with multi fuel stove set upon a stone hearth. At the heart of the ground floor is a play room/snug room and adjoining cloakroom. Floor to ceiling windows provide excellent natural light and French windows open to the garden. The ground floor is served by a family shower room comprising pedestal wash basin, low flush WC and shower enclosure with chrome shower attachment. A downstairs bedroom/home office completes the ground floor accommodation and looks out across the garden.

From the sitting room stairs rise to the first floor landing with access to two double bedrooms and a family bathroom. Both double bedrooms benefit from fitted storage and enjoy pleasant front facing aspect . A family bathroom serves the first floor and features a bath with shower over, low flush WC and pedestal wash basin.

Outside to the rear of the property, a walled garden incorporates a patio terrace, level lawn and stone built outbuilding. There is gated access to the village duck pond, where parking is available.



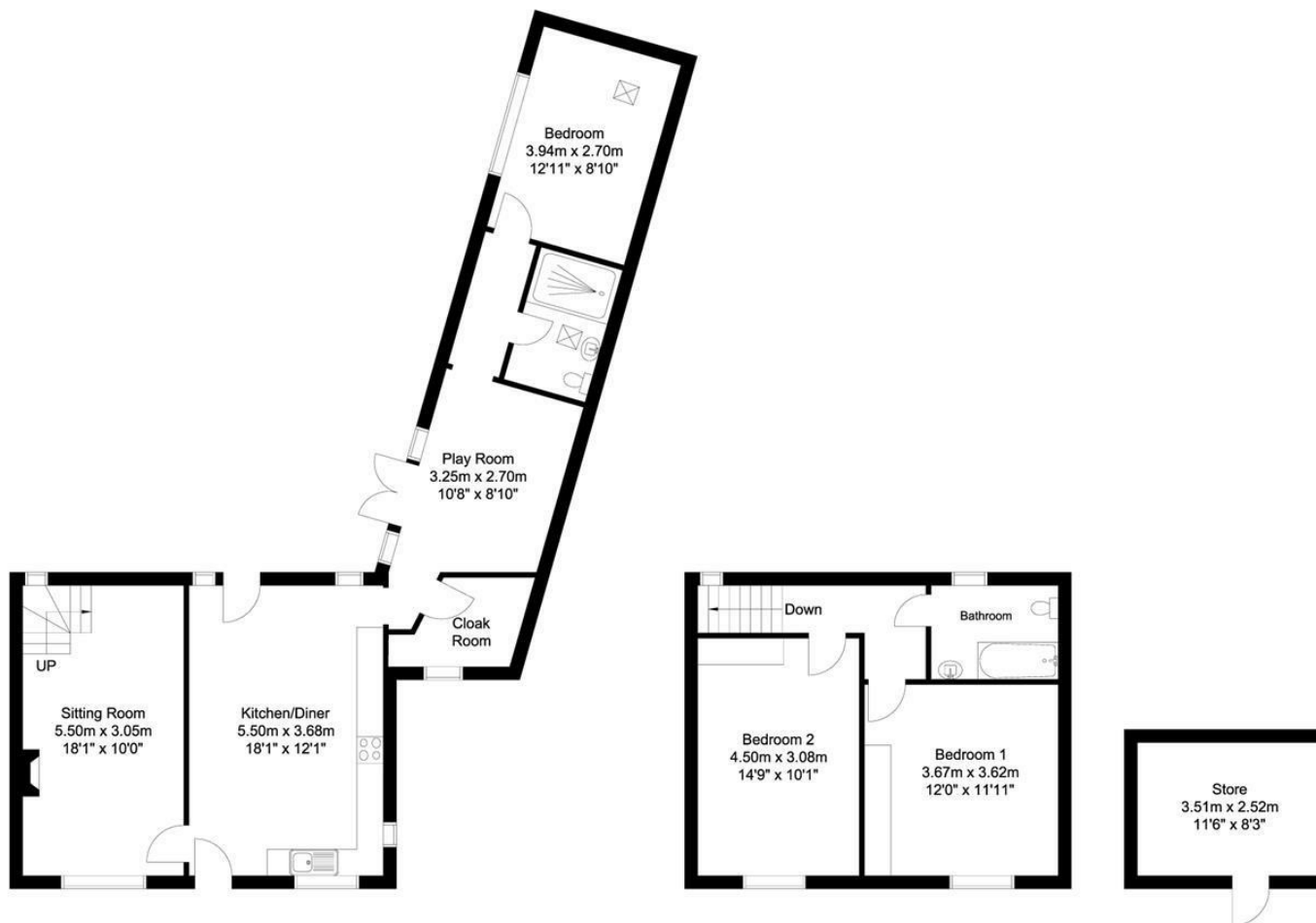




Ground Floor
70 sq m/753.47 sq ft
Approx.

First Floor
38 sq m/409.02 sq ft
Approx.

Outbuilding
9 sq m/96.87 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.. CP Property Services @2023.

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