



1 Cedar Cottages, The Causeway, Eyam

Hope Valley, S32 5QF

The front door opens into a welcoming dining room enjoying a south-facing aspect across the garden. The focal point of the room is an attractive fireplace fitted with a coal effect gas stove. A doorway leads through to the sitting room, which shares a similar garden outlook and features an original stone-built fireplace with a further coal effect gas stove, creating a cosy and characterful living space.

Also accessed from the dining room is a useful study or home office, with double doors opening into a conservatory, providing an additional reception area and a pleasant connection to the garden.

The kitchen is well equipped with a range of solid wood units with worktops over, incorporating a four-burner gas hob, oven, integrated under-counter fridge and space for a dishwasher. A sink and drainer are set beneath a side-facing window overlooking the garden. Adjoining the kitchen is a



- Two double bedroomed semi-detached cottage in the village of Eyam
- Conservatory opening to the garden
- Great location close to village amenities
- Internal viewing essential
- Lovely gardens to front and side
- Kitchen with adjoining utility room
- Double glazed windows
- Sitting room and dining room, both with gas stoves
- Bathroom and additional box room / child's bedroom
- Offered to the market with no onward chain



utility/cloakroom/WC area with space and plumbing for a washing machine, fridge freezer and houses the combi boiler.

Stairs rise to the first floor landing, giving access to all rooms. The principal bedroom is a double room with a pleasant garden aspect and views across the village. Bedroom two is a further double bedroom with fitted storage, a feature fireplace and a similar outlook. A box room overlooks the south-facing garden and offers useful additional space or potential children's bedroom, albeit with restricted ceiling height. The family bathroom comprises a low flush WC, countertop wash basin, sunken bath with shower over and chrome heated towel rail. There is restricted head height within the bathroom.

Externally, the property enjoys a delightful south-facing cottage garden to the front with a pleasant aspect to the heart of the village. To the side of the property is a further side east-facing garden with a patio area, small pond and garden shed.

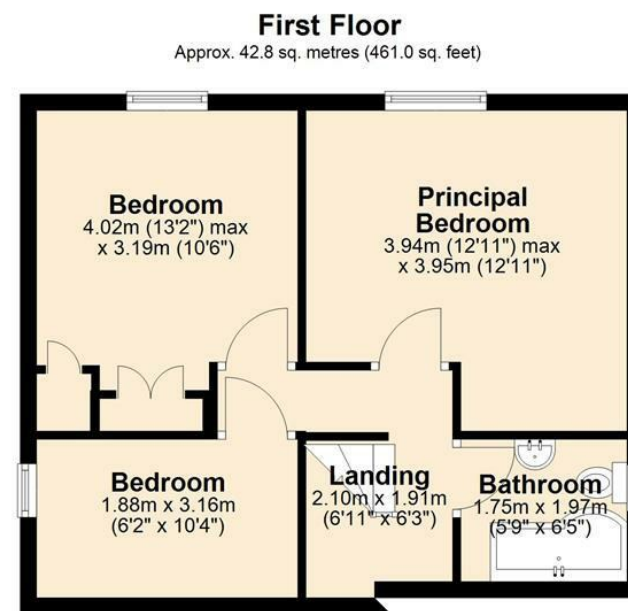
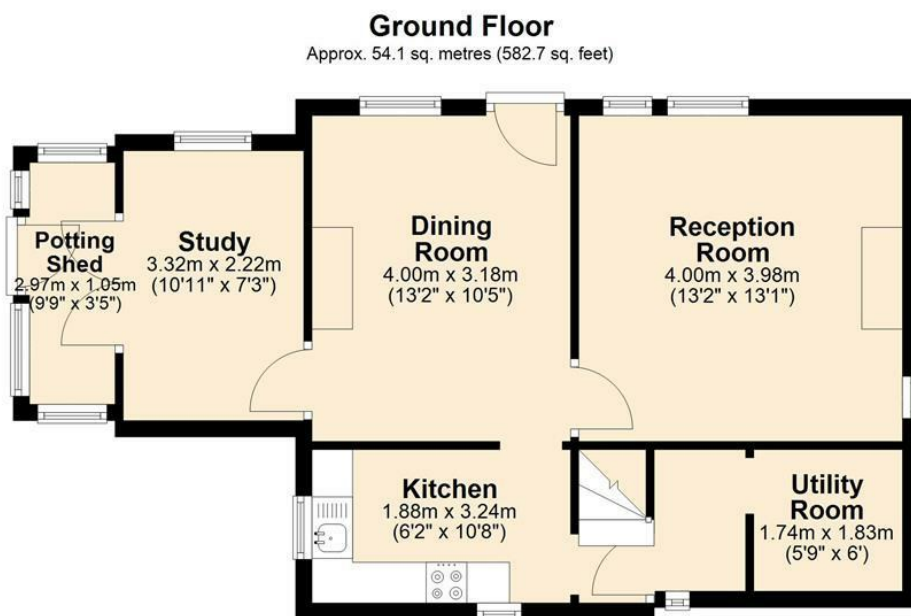
Vendor note - Please be advised that the seller of this property is an employee of Eadon Lockwood and Riddle.

Anti-Money Laundering (AML) Checks - As part of making an offer, we are required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.









Total area: approx. 97.0 sq. metres (1043.7 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.



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.