

27, New Close, Eyam, Hope Valley, S32 5QX

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Eyam, Hope Valley, S32 5QX

A charming two-bedroomed, mid terrace cottage conveniently located in the picturesque village of Eyam benefitting from a larger than average gardens and exceptional views across the village. occupying an elevated position with views towards Eyam Edge this deceptively spacious two bedroomed home has accommodation arranged over two floors and offers potential to convert the attic subject to planning permission.

The front door opens to an entrance hall with stairs rising to the first floor landing and all upstairs accommodation. The kitchen lies at the heart of the property featuring a range of units surmounted by extensive worktop space incorporating double oven, five burner hob, and space for an undercounter fridge and washing machine. A ceramic sink and drainer is set beneath a rear facing window overlooking the garden. From the kitchen a UPVC glazed door provides access to the garden. The sitting room is a large dual aspect room with lovely views across the front garden towards the village and it's edge. The focal point of the room is a multi-fuel stove set upon a stone hearth.

Stairs rise to the first floor landing with access to all rooms and loft hatch. bedroom one is a spacious double bedroom with two windows offering spectacular views across the village. The room features storage and hanging space. Bedroom two is a rear facing double bedroom overlooking the garden. The family bathroom completes the accommodation comprising a low flush WC, counter top washbasin, bath with chrome shower over.

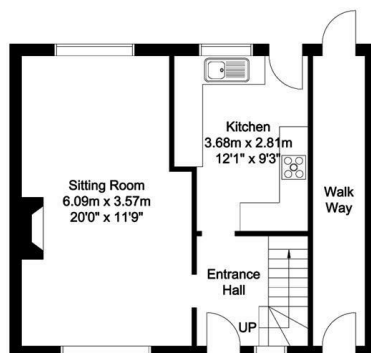
Outside, to the front of the property is an east facing garden laid to lawn with wildlife pond and patio terrace. From the garden there are lovely views over the village of Eyam. An alleyway provides access to the rear garden which is laid to lawn with raised beds and aluminium greenhouse. The rear garden includes a stone-built shed and separate outbuilding previously the privy.

- A two double bedroomed mid-terrace home in the heart of Eyam
- Lovely elevated position over the village
- Dual aspect sitting room with multi-fuel stove
- Well equipped kitchen
- Family bathroom
- Two generous double bedrooms
- Two stone-built sheds
- Lovely front and rear gardens
- Three year Derbyshire Occupancy Clause applies
- Tenure: Freehold, Council Tax Band B

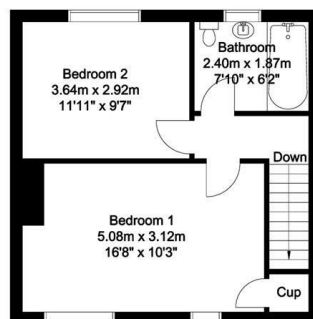




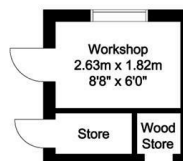
Ground Floor
44 sq m/473.61 sq ft
Approx.



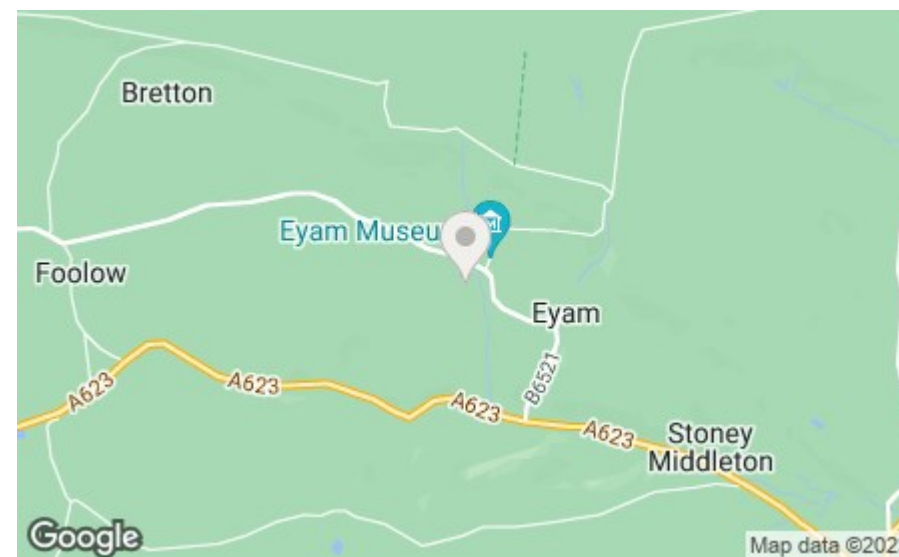
First Floor
37 sq m/398.26 sq ft
Approx.



Outbuilding
7 sq m/75.34 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.
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