



Cliff Cottage, The Causeway, Eyam, Hope Valley, S32 5QF

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A charming three bedroomed semi detached cottage conveniently positioned in the historic village of Eyam, benefitting from delightful rear garden, pleasant views and versatile outbuilding with potential for home office. This deceptively spacious cottage has well planned accommodation arranged over two floors including two reception rooms, well equipped kitchen and spacious triple aspect master bedroom.

A solid wood front door opens to the dining room with quarry tiled flooring running throughout and rear facing window overlooking the garden. The focal point of the room is provided by an inglenook style fireplace with Clearview multi fuel stove. The room features convenient under stairs storage. To the rear of the property is a dining kitchen with tiles running throughout and feature exposed wall. The kitchen features a



- Three bedroomed semi detached cottage in the historic village of Eyam
- Spacious sitting room
- UPVC double glazing throughout
- Tenure: Freehold. Council Tax Band C
- Lovely views across the village towards Eyam Edge
- Well equipped kitchen
- Versatile outbuilding with potential as home office
- Dining room with inglenook style fireplace
- Family bathroom
- Charming rear cottage garden



range of units with extensive work top space incorporating stainless steel sink and drainer, five burner range cooker and space for washing machine, dishwasher and fridge freezer. Accessed from the dining room is a dual aspect sitting room with fitted storage cupboard and lovely views across the village towards Eyam Edge. The focal point of the room is the Clearview multi fuel stove set upon a stone hearth.

From the dining room stairs rise to the first floor landing. Bedroom one is a triple aspect double bedroom with feature fireplace, fitted wardrobes and lovely views across the village. Bedroom two is a rear facing double bedroom with fitted storage and original feature fireplace. Bedroom three is a front facing single bedroom with unique feature window. The family bathroom with a white suite comprises low flush WC, pedestal wash basin, bath with Mira Sport shower attachment and chrome heated towel rail.

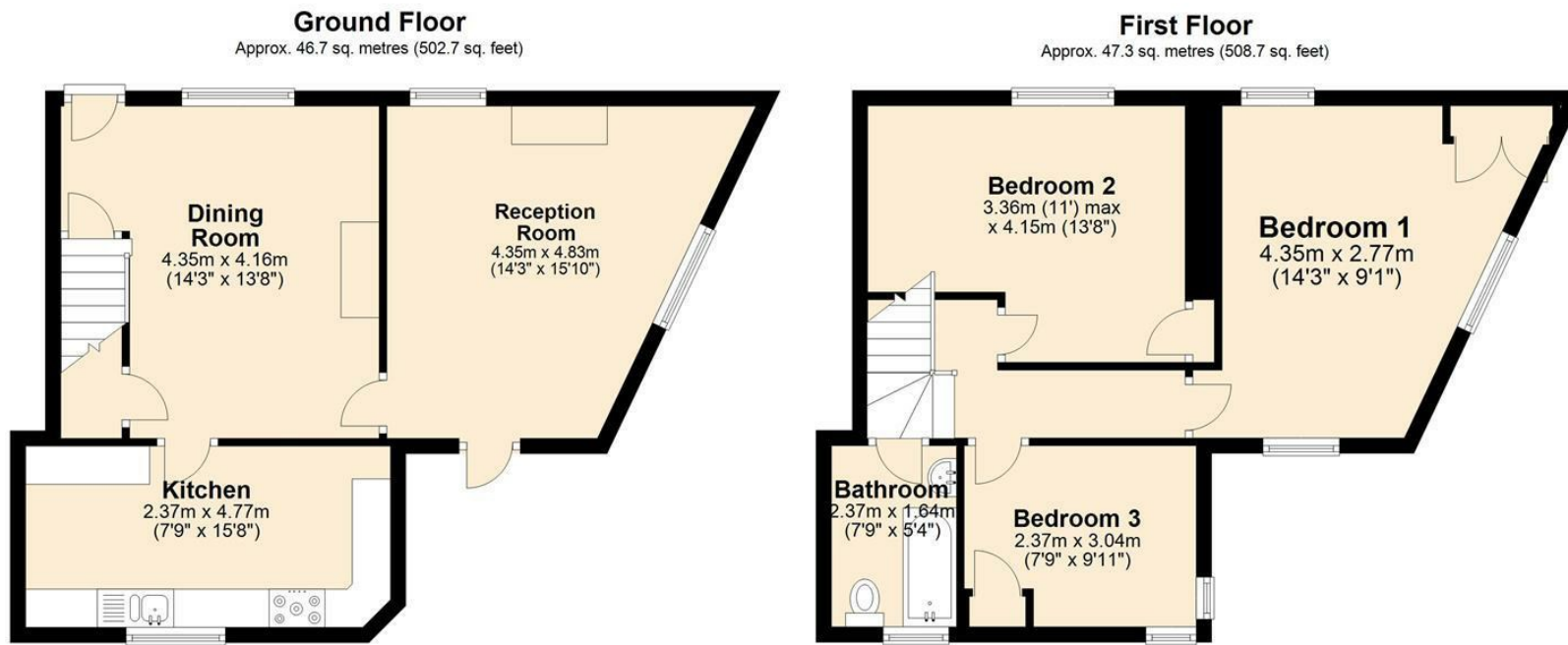
Outside, to the rear of the property is a lovely cottage garden laid to lawn with patio areas and raised flower beds.

Outbuilding, there is a stone built outbuilding with electricity, ideal for storage or potential for further development as a home office.









Total area: approx. 94.0 sq. metres (1011.4 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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