





# 2 Pownall Terrace, Townhead, Eyam

Hope Valley, S32 5RE

A two/three bedroomed mid terraced home with separate stone built annex, off road parking and cottage garden. Occupying a superb location in the picturesque village of Eyam, this versatile property requires cosmetic updating throughout. The annex has the potential to be sold as a separate dwelling, subject to planning permission. There is parking for two small cars to the rear of the property and potential for further parking if required.

The front door opens to an entrance hall, stairs rise to the first floor and a door opens to the sitting room. The sitting room enjoys a front facing aspect overlooking Townhead and the focal point is provided by a stone-built fireplace with wood-burning stove set upon a stone hearth. The spacious dining kitchen features stripped pine flooring and a range of units surmounted by



- Two/three bedroomed mid terrace cottage in the village of Eyam
- Potential for further parking
- Spacious dining kitchen
- Tenure freehold. Council tax band C
- Separate dilapidated one bedroomed annex
- Charming cottage garden
- Offered to the market with no onward chain
- Off road parking for two vehicles
- Sitting room with wood burning stove
- Excellent development project or investment opportunity





worktop space. The kitchen requires refurbishment and features a double oven, four burner hob with extractor over, stainless steel sink and drainer and space for a washing machine and dryer. A brick built chimney breast houses a Rayburn. A stable door provides access to the rear of the property, annex and garden.

Stairs rise to the first floor landing with access to all rooms. Bedroom one is a front facing double bedroom with pleasant aspect across Townhead. Bedroom two is a rear facing double bedroom with pleasant aspect towards Eyam Edge. The family bathroom features stripped pine flooring and comprises pedestal washbasin, low flush WC and bath with chrome shower over. A further staircase leads to an attic room with front facing Velux window and storage cupboard.

To the rear of the property is a stone built, dilapidated annex with a kitchenette area, shower room and bedroom with mezzanine area. the annex requires full refurbishment throughout. Fronting the annex is a blocked paved driveway for one to two vehicles and the adjoining border offers potential for further parking if required. Separate from the property is a charming cottage garden laid to lawn with patio area and summerhouse.















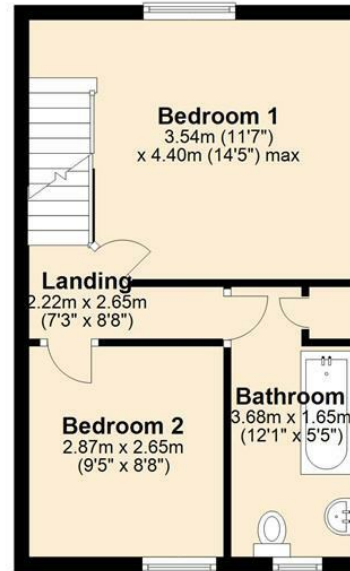
### Ground Floor

Approx. 57.0 sq. metres (613.8 sq. feet)



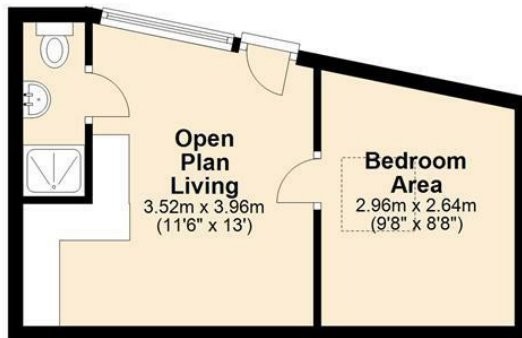
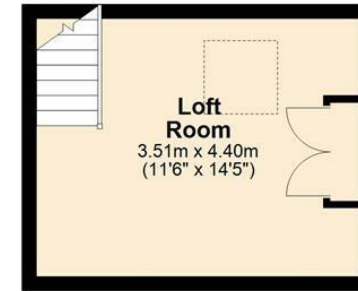
### First Floor

Approx. 32.2 sq. metres (346.9 sq. feet)



### Second Floor

Approx. 15.4 sq. metres (166.2 sq. feet)



Total area: approx. 104.7 sq. metres (1126.9 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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