



3, Club Row, Hope Valley, S32 5QJ



# 3, Club Row

Hope Valley, S32 5QJ

## DESCRIPTION

A stable door opens to the dining kitchen featuring a range of contemporary style units incorporating a dishwasher, oven and four burner hob with extractor over. A Butler sink is set beneath the rear facing window and there is space for a dining table and chairs and space for a standalone American style fridge freezer. Accessed off the kitchen is a walk-in pantry and stairs rise to the first-floor landing. The kitchen leads to a delightful sitting room with large west facing window with views across the garden and village. The focal point of the room is provided by a brick backed fireplace with gritstone lintel featuring a contemporary wood burning stove and hearth. From the sitting room a door opens to the garden.

Stairs rise to the first floor providing access to all rooms. Bedroom two is a generous double bedroom with fitted wardrobe and stunning west facing view across the village of Eyam towards the church. A luxury family bathroom features contemporary style standalone bath, WC, shower enclosure with matt black shower fittings, stylish counter top wash basin and heated towel rail. A small landing area with staircase rises to the top floor master bedroom with west facing dormer that enjoys delightful views across the village. This lovely room features fitted storage, a feature fireplace and a stylish separate WC featuring counter top wash basin, low flush WC, bronze heated towel rail and Velux window providing natural light.

Outside, to the rear of the property is off road parking for one vehicle accessed off Riley Back Lane. A gravelled area provides space for further parking subject to planning permission. There are two stone-built sheds, one with electricity and plumbing for a washing machine. To the front of the property accessed via the sitting room is a delightful west facing garden featuring a seating area and lawn. From the garden there are uninterrupted views across neighbouring fields and the picturesque village of Eyam.

- Stone-built two bed mid-terrace cottage in Peak District village of Eyam
- Stylish dining kitchen
- Sitting room with wood burning stove
- Master bedroom with en-suite WC
- Luxury family bathroom
- Further generous double bedroom
- Lovely views from the west facing garden ensuring sun during the evening
- Two stone sheds
- UPVC double glazing throughout
- 3 year Derbyshire Dale occupancy clause applies

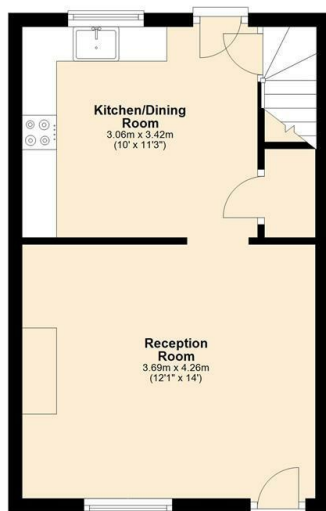




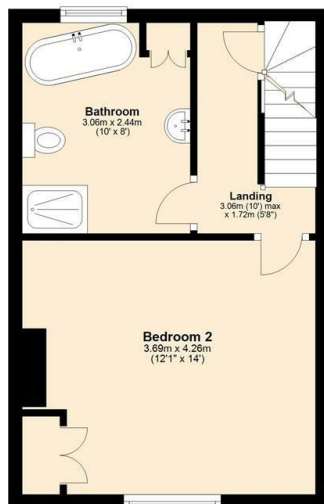




**Ground Floor**  
Approx. 29.2 sq. metres (314.0 sq. feet)



**First Floor**  
Approx. 29.2 sq. metres (314.0 sq. feet)



**Second Floor**  
Approx. 19.9 sq. metres (214.0 sq. feet)



Total area: approx. 78.2 sq. metres (842.1 sq. feet)



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