EADON LOCKWOOD & RIDDLE
ESTD 1840



6, Burch Place, Eyam, Hope Valley, S32 5QE

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Occupying a central village position, the property is within easy reach of local amenities and offers versatile living accommodation, character features and excellent storage throughout.

A UPVC double-glazed entrance door opens into an entrance porch, which in turn leads to the sitting room. This welcoming reception room enjoys a front-facing aspect and features exposed ceiling beams and an original gritstone fireplace housing a multi-fuel stove. An opening leads through to the kitchen, which is fitted with a range of panelled units with work surfaces over, incorporating a stainless steel sink and drainer, oven, four-ring hob with extractor hood above and space for under-counter appliances.

Stairs rise to the first-floor landing, which provides access to the second reception room, family bathroom and further accommodation. The landing also houses a recently fitted Vaillant combination boiler and useful fitted storage.

The second reception room is a particularly attractive feature of the property, enjoying high ceilings, original stone flooring and a contemporary multi-fuel stove. The room benefits from a pleasant aspect and has an alternative external entrance door.

The family bathroom comprises a white suite incorporating a low-flush WC, pedestal wash hand basin and bath with shower over. A uPVC double-glazed door provides direct access onto the impressive decked terrace, which offers an excellent seating and entertaining space, together with lovely views across the village.

A further staircase leads to the second-floor landing, providing access to two bedrooms. Bedroom one is a generous double room enjoying superb views across the village and surrounding countryside, with an attractive brick-backed fireplace and fitted storage. Bedroom two is a single bedroom, currently utilised as a home office, and enjoys spectacular views towards Eyam Edge.

A short further flight of stairs leads to a versatile attic room, offering useful additional accommodation, ideal for occasional use, hobbies or storage. A rear-facing Velux window enjoys lovely views towards Eyam Edge.

Outside, the property enjoys two separate areas of easily maintained outside space. To the front, a well screened patio terrace provides an ideal spot for sitting out during the summer months and is accessed directly from the ground-floor reception room. At first-floor level, the superb decked terrace provides a wonderful seating area, taking full advantage of the attractive views across the village.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're 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.



- Very spacious two bedroomed end terraced cottage
- Patio terrace and decked terrace with lovely views
- Two reception rooms with contemporary log burning stoves
- Spacious kitchen
- Family bathroom
- Two bedrooms
- Excellent attic room ideal with views to Eyam Edge
- Combi boiler changed in last year
- Excellent storage throughout
- UPVC double glazed throughout












STAY WILD
MOON CHILD
TO YOUR MIND
BE KIND
YOUR MIND



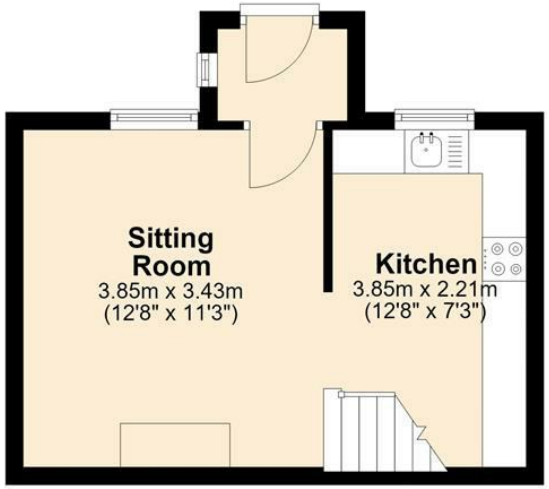




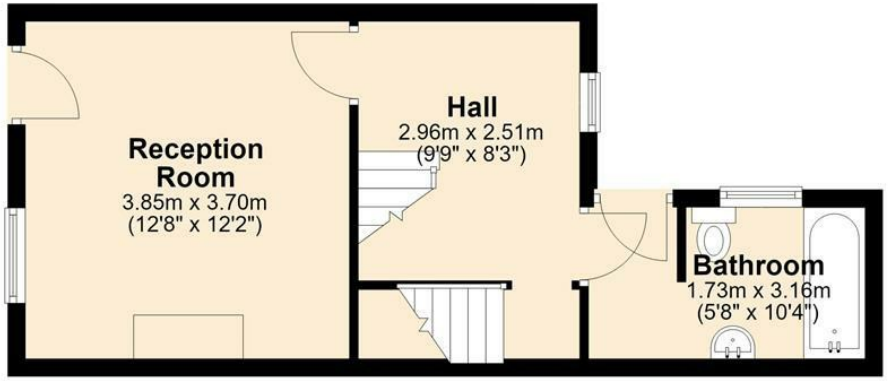




Ground Floor
Approx. 23.8 sq. metres (256.4 sq. feet)



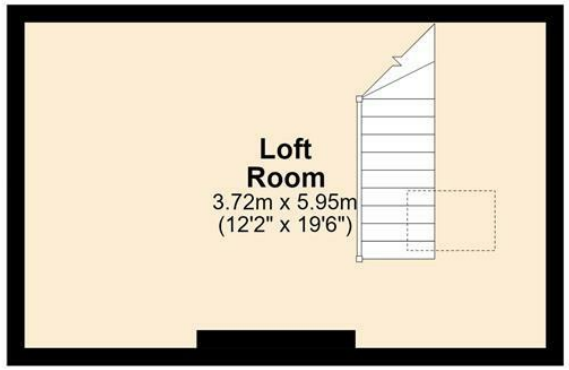
First Floor
Approx. 30.0 sq. metres (323.0 sq. feet)



Second Floor
Approx. 24.9 sq. metres (268.1 sq. feet)



Third Floor
Approx. 22.1 sq. metres (237.9 sq. feet)



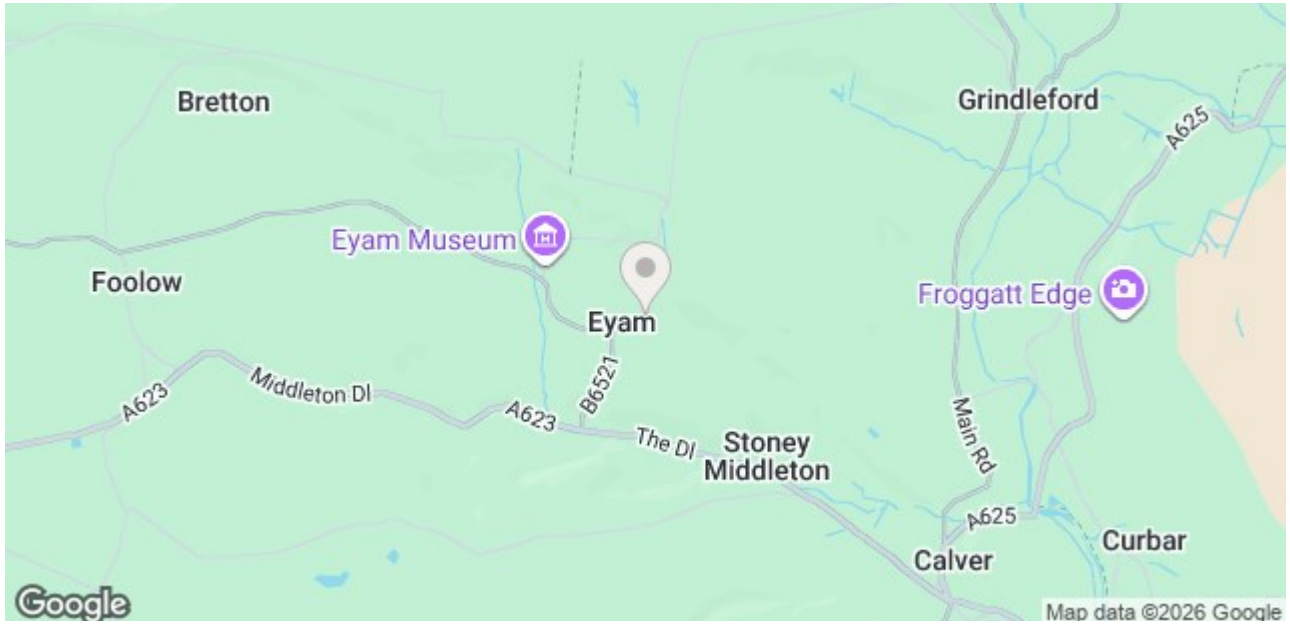
Total area: approx. 100.8 sq. metres (1085.4 sq. feet)

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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