



Edge Lea, Hawkshill Road, Eyam, Derbyshire, S32 5QP



Hawkshill Road

Offers In The Region Of

£400,000

Sought After Derbyshire Village.

A charming two double bedroom Grade II Listed semi-detached double fronted character cottage, believed to date back to the 1700's. Occupying a picturesque setting very popular historic Peak District village, with an excellent range of shops, cafes, country inns and a primary school. The pretty cottage has been fully refurbished by the present owner and has off road parking and a well stocked landscaped rear garden. With superb far reaching views across the surrounding Derbyshire countryside and direct access to many local walks.

The immaculately presented accommodation retaining many original character features alongside high quality modern fittings and comprises: side entrance lobby, W/C and utility room. A fitted kitchen with integrated appliances, a dining/family room a spacious sitting room with a log burning stove.

First floor: landing with a feature arched window, a generous double bedroom with fitted wardrobes, a bathroom with a separate shower and a further bedroom.

Exterior: off road parking for one vehicle. A delightful well stocked landscaped garden with a paved seating terrace, planted beds and borders. Two timber storage sheds and a stone store.

Council Tax Band: C

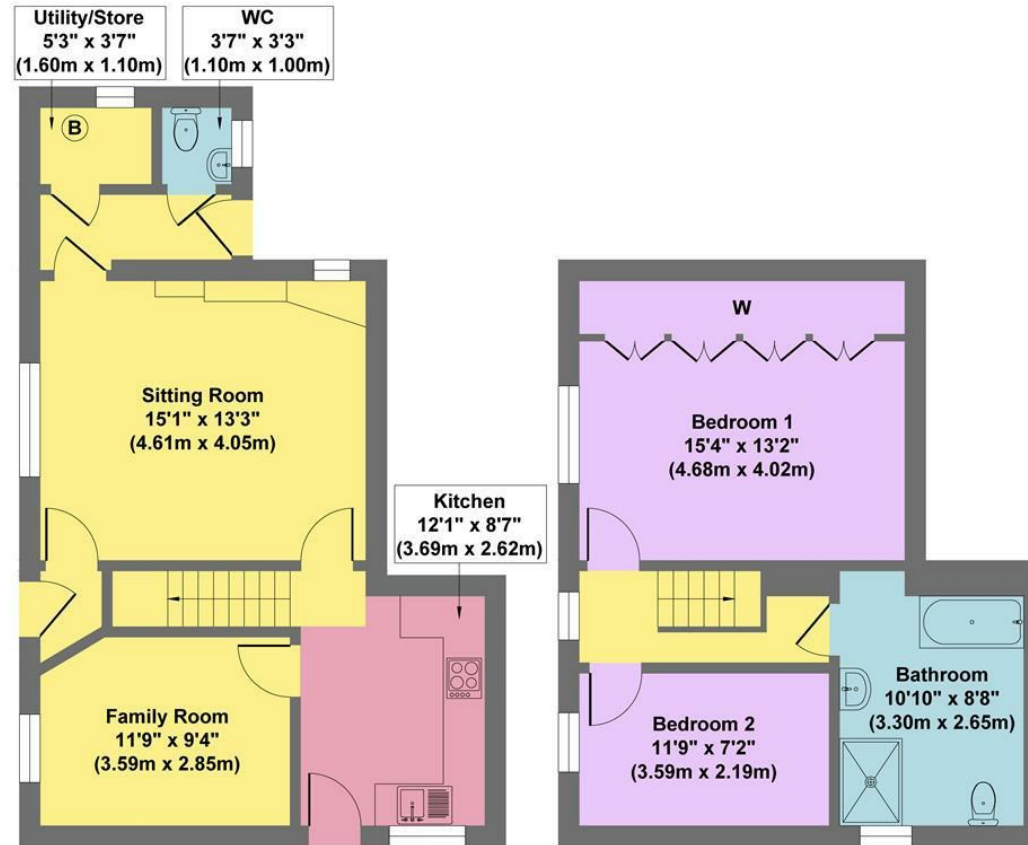


- Grade II Listed Character Cottage
- Off Road Parking
- Delightful Enclosed Garden
- Immaculately Presented
- Ideal Main Home Or Holiday Cottage
- Excellent Village Amenities
- Historic Peak District Village
- Easy Commutable Distance Of major Commercial Centres
- Highly Regarded School Catchment
- Viewings: Hathersage Office





Edge Lea



Ground Floor
Approximate Floor Area
530 sq.ft
(49.28 sq.m.)

First Floor
Approximate Floor Area
455 sq.ft
(42.28 sq.m.)

Approx. Gross Internal Floor Area 1042 sq.ft / 96.83 sq.m

Illustration for identification purposes only, measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. *A Life Assurance policy may be requested.* *Written Quotations of credit terms available on request.*

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