



6 Burch Place, Eyam, Derbyshire, S32 5QE



6 Burch Place

Offers In The Region Of

£310,000

A Charming Derbyshire Cottage In A Historic Peak District Village.

An attractive and spacious two bedroom end terrace stone built cottage which has outstanding views beyond the village in the Peak District National Park and has an easily managed rear courtyard.

Ideally located in the historic villager of Eyam close to the excellent range of shops, cafes, country inns and restaurants the pretty village has to offer. Bordered by spectacular countryside with easy access to local walks and cycle trails as well as commutable distance to major commercial centres. Within easy commuting distance of Sheffield, Chesterfield and Buxton.

The generous accommodation is set over three floors with an additional loft/occasional room and comprises: a side entrance porch, a sitting/dining room opens into the fitted kitchen.

A charming sitting room with built in display shelving, study and bathroom.

A double bedroom with a gritstone fireplace and a further bedroom.

Attic/occasional room.

Exterior: an easily managed enclosed yard and side garden.

- Peaceful Picturesque Setting
- Spacious & Flexible Living Accommodation
- Sought After Historic Village
- Ideal Main Home Or Holiday Cottage
- Well Presented With Character Features
- Easily Managed Courtyard Garden
- Excellent Local Shops & Amenities
- Highly Regarded Primary School
- EPC: F
- Viewings: Hathersage Office

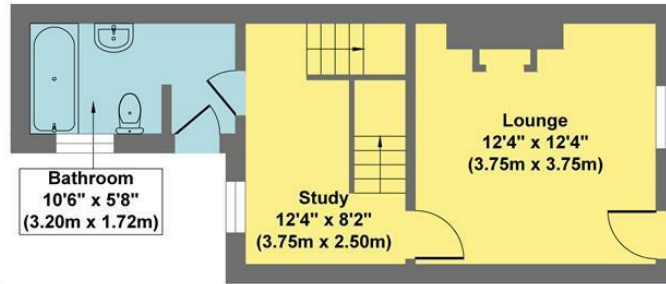




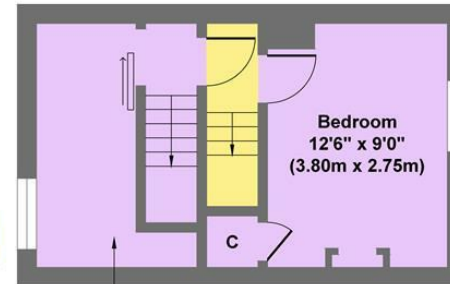
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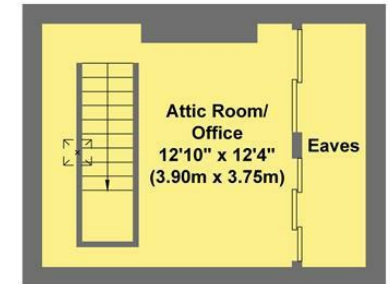
Ground Floor
Approximate Floor Area
281 sq.ft
(26.12 sq.m.)



First Floor
Approximate Floor Area
320 sq.ft
(29.76 sq.m.)



Second Floor
Approximate Floor Area
262 sq.ft
(24.32 sq.m.)



Third Floor
Approximate Floor Area
160 sq.ft
(14.82 sq.m.)

Approx. Gross Internal Floor Area 1023 sq.ft / 95.02 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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