



Brookside, The Causeway, Eyam, Derbyshire, S32 5QF

Saxton Mee

# The Causeway

Offers In The Region Of

## £420,000

Situated in the heart of the historic village of Eyam, this charming three-bedroom stone-built detached home offers an exciting opportunity to create a residence tailored to individual taste. With the added benefit of easily managed gardens, off-road parking for two vehicles and a two-storey stone outbuilding steeped in local heritage, the property combines period character with exceptional potential.

The outbuilding, once one of the village butcher's shop, presents a wealth of possibilities, from ancillary accommodation to a home office, studio, or creative workspace – all subject to the necessary planning consents.

Eyam itself is renowned for its remarkable history, most famously its self-imposed quarantine during the plague of 1665–66 to protect neighbouring communities. Today, it is a thriving Peak District village with a strong sense of community, welcoming pubs, cafés, and independent shops, surrounded by beautiful countryside and offering superb walking and cycling routes right from the doorstep.

The main house features a front entrance hallway leading to a dual-aspect sitting room and a dual-aspect dining room, with a fitted kitchen positioned at the rear.

Upstairs, the first-floor landing gives access to two double bedrooms, a further bedroom and a bathroom.

Outside, there is an easily managed front garden, while to the rear lies a low-maintenance courtyard. Adjacent to the house, an area provides parking for two vehicles along with planted beds and a glazed greenhouse.

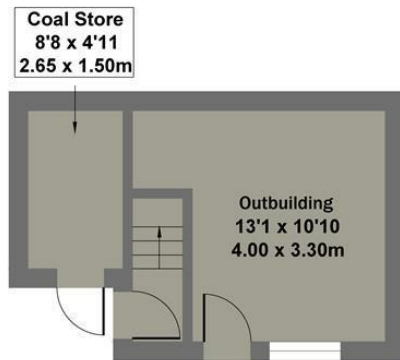
Offered with no upward chain, this property represents a rare opportunity to secure a characterful home in one of the Peak District's most captivating villages, with the flexibility to shape it into something truly special.



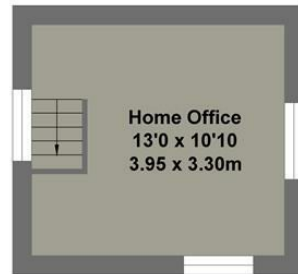
- Centrally Positioned In A Historic Peak District Village
- Local Primary School
- Offers Potential To Be Completed To Individual Specifications
- Two Storey Outbuilding Offering Potential For Conversion
- Easily Managed Gardens
- Off Road Parking
- Excellent Local Amenities
- No Upward Chain
- EPC: TBC
- Viewings: Hathersage Office



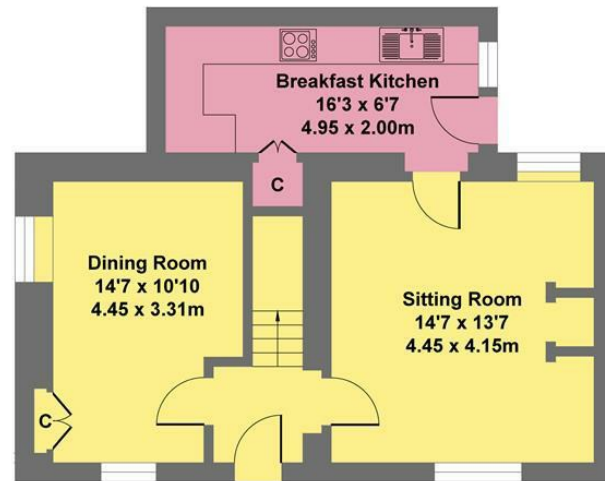
## Brookside



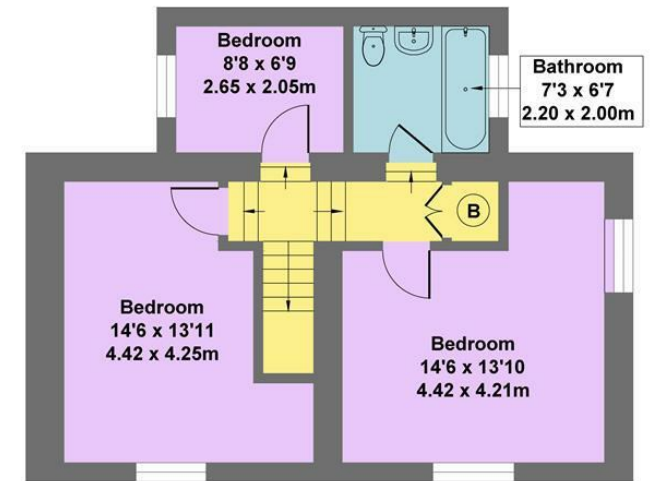
**Outbuilding Ground Floor**  
Approximate Floor Area  
202 sq.ft  
(18.74 sq.m.)



**Outbuilding First Floor**  
Approximate Floor Area  
157 sq.ft  
(14.62 sq.m.)



**Ground Floor**  
Approximate Floor Area  
544 sq.ft  
(50.52 sq.m.)



**Ground Floor**  
Approximate Floor Area  
540 sq.ft  
(50.17 sq.m.)

**Approx. Gross Internal Floor Area 1443 sq.ft / 134.05 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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