



2 Church Avenue, Eyam, Hope Valley, S32 5QG

Saxton Mee

2 Church Avenue Eyam

Asking Price

£275,000

A charming two-bedroom Grade II listed stone-built cottage, beautifully positioned in a peaceful and picturesque setting in the heart of Eyam, with delightful views towards the church.

Rich in character and original features, this attractive property offers an excellent opportunity as a holiday retreat, investment, or comfortable main residence.

The accommodation comprises a welcoming front entrance lobby with useful built-in storage, a compact fitted kitchen with direct access to the rear garden, a ground floor bathroom, and a cosy sitting/dining room ideal for relaxing or entertaining.

To the first floor, the landing leads to a delightful dual-aspect double bedroom featuring a decorative cast iron fireplace and built-in wardrobes, alongside a second single bedroom.

The property is accessed via a driveway from the main road and benefits from an easily maintained rear garden, perfect for enjoying the tranquil surroundings.

Eyam, often referred to as the "Plague Village," is one of the Peak District's most fascinating and picturesque locations. Today, it is a vibrant and welcoming community that retains its deep-rooted heritage, with period cottages, a museum, a historic church, tea rooms, and a traditional village pub. Surrounded by stunning Derbyshire countryside, it also offers a wealth of walking and cycling routes right from the doorstep, while being conveniently located for access to nearby Bakewell, Hathersage and the wider Peak District National Park.

Offered to the market with no upward chain.

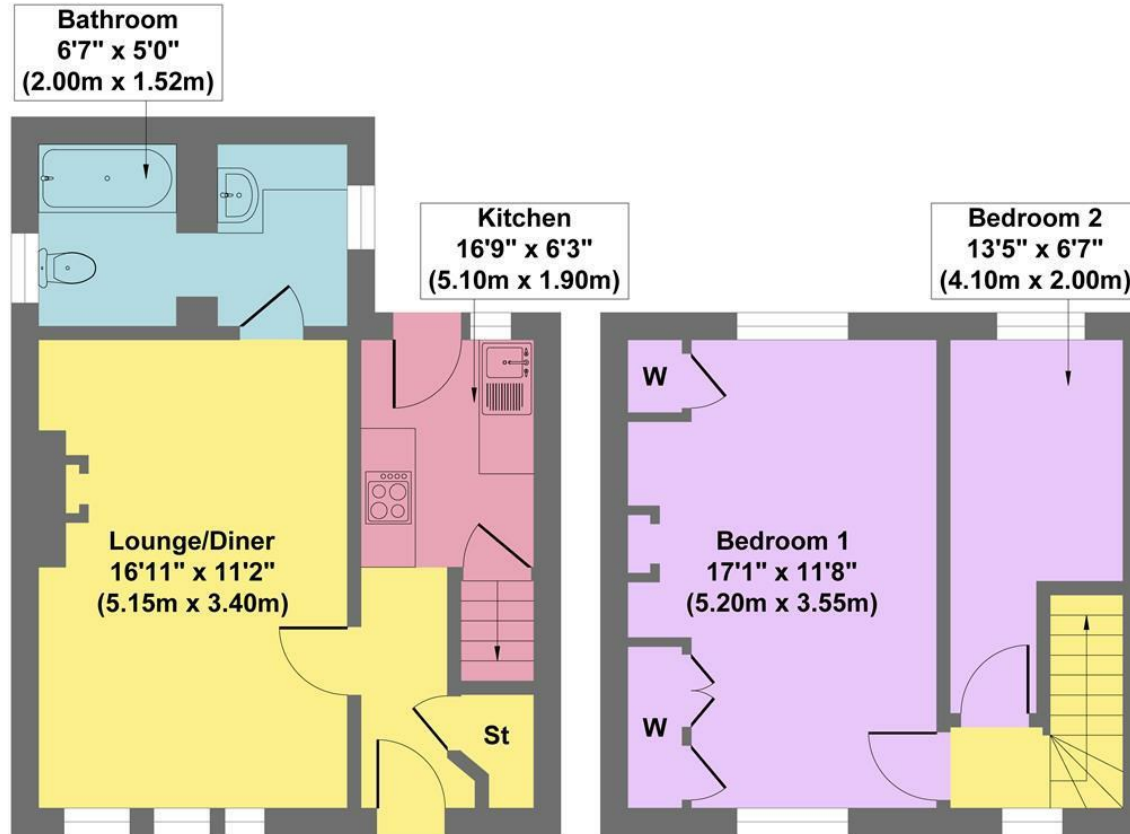


- Peaceful & Picturesque Setting
- Centrally Positioned
- Close To The Village Amenities
- Sought After Historic Village
- Brimming With Character Features
- Charming Rear Garden
- Ideal Holiday Cottage
- No Upward Chain
- EPC: D
- Viewings: Hathersage Office





2 Church Avenue



Ground Floor
Approximate Floor Area
381 sq.ft
(35.37 sq.m.)

First Floor
Approximate Floor Area
302 sq.ft
(28.06 sq.m.)

Approx. Gross Internal Floor Area 683 sq.ft / 63.43 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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