

EADON LOCKWOOD & RIDDLE
ESTD 1840

Edge Lea, The Edge, Eyam, Hope Valley, S32 5QP

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Occupying a central position within the village, this lovely home offers spacious accommodation arranged over two floors, together with a delightful cottage garden and off road parking for one vehicle.

Description

To the side of the property, a stable door opens into the well-equipped kitchen, which features a range of contemporary-style units, incorporating a sink and drainer and an oven with four-burner hob. Adjoining the kitchen is a separate dining room with a front-facing sash window and ample space for a family dining table and chairs, providing an excellent space for entertaining.

At the heart of the property is a spacious dual-aspect sitting room. The focal point of the room is a multi-fuel stove set upon a hearth, creating a warm and inviting centrepiece. A door provides access to a small entrance hall leading to the front door. A further hallway accessed from the sitting room, leads through to the rear garden and provides access to a useful cloakroom with WC and a boiler room offering additional storage.

From the kitchen, stairs rise to the first-floor landing, which provides access to all rooms. Bedroom one is a spacious double bedroom with fitted storage, while bedroom two is a further double bedroom enjoying a pleasant outlook and currently used as a twin room. The family bathroom features a suite comprising a low-flush WC, walk-in shower enclosure, bath with chrome attachment and a matt-black heated towel rail.

Outside, to the front of the property is a shared courtyard providing off-road parking for one vehicle. The courtyard also benefits from storage, a wood store and a useful stone-built outbuilding.

To the rear is a delightful cottage garden, predominantly laid to lawn with a patio seating area, attractive floral borders and a timber shed, providing a lovely setting for outdoor relaxation and entertaining. The neighbouring property benefits from a pedestrian right of way across the rear garden.

This charming Grade II listed cottage offers character, well-proportioned accommodation and an attractive garden in a picturesque village setting. An internal viewing is considered essential to fully appreciate the property and its many appealing features.



ELR PREMIUM - IMPORTANT INFORMATION

ELR is marketing this property with the benefit of 'ELR Premium'.

ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be an unnecessary sales process.

Purchasers will benefit from the pre-sale buyers pack, which we have created with our legal partners, Banner Jones Solicitors, to give buyers as much information as possible before they agree to purchase.

The pack includes:

Property Information Questionnaire (PIQ - a summary of the TA6)

TA10 (Fittings and Contents)

Official Copy of the Register

Title Plan

Local Search*

Water and Drainage Search*

Coal and Mining Search*

Environmental Search*

(ELR have ordered the local, drainage, coal and environmental searches; we will add these to the pack as they become available)

ELR Premium allows the sale process to be completed significantly quicker than a 'normal sale'. This is because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed. The searches, which can take up to five weeks, are ordered on the day the listing goes live and are transferable to the successful buyer as part of their legal due diligence.

Additionally, and on behalf of the seller, ELR requests that the successful buyer enters into a Reservation Agreement and pays the Reservation Agreement Fee of £595 (including VAT). This includes payment for the Information Pack and all the searches (which a buyer typically purchases separately after the sale is agreed).

Upon receipt of the signed Reservation Agreement, payment of the Reservation Agreement Fee, completion of ID and AML checks and the issuing of the Memorandum of Sale, the Seller will agree to take the Property off the market and market it as 'Sold Subject To Contract' (SSTC).

The reservation period is agreed upon at the time of sale but is usually between 60 and 120 days.

The Reservation Fee is non-refundable except where the seller withdraws from the sale. A copy of the Reservation Agreement is available on request, and ELR advises potential buyers to seek legal advice before entering into the Reservation Agreement.

If you have any questions about the process or want to know how selling or buying with ELR Premium could benefit you, please speak to a member of the ELR team.





- Charming Grade II listed cottage dating from 1700s
- Off road parking for one vehicle
- Lovely cottage garden
- Sitting room with log burning stove
- Dining room
- Downstairs WC and store











Total area: approx. 94.3 sq. metres (1014.6 sq. feet)





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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.