



Primrose House Church Street

Hope Valley

BAGSHAWS EST. 1871
Land • Property • Livestock

Primrose House Church Street

Hope Valley

S32 5QH

3	1	2	D	acre(s)

Primrose House presents an attractive stone built semi detached property in the much sought after Peak District village of Eyam. The property has been recently renovated to a high standard, offering three bedrooms and spacious living accomodation with character features. Primrose Cottage is a fantastic opportunity as a family home or for investors.

Guide Price

£400,000

Bakewell - 01629 812777

bakewell@bagshaws.com

Location
The property sits prominently within the sought-after village of Eyam, within Peak District National Park. Eyam has a range of facilities including highly regarded primary school, tea rooms and village pub. The market town of Bakewell and the city of Sheffield are within commuting distance and offer a wide range of facilities. The local area offers excellent opportunities for walkers, climbers, cyclists and outdoor enthusiasts alike with a vast network of footpaths and trails in close proximity

Ground Floor
Entered by a timber front door the ground floor hosts an entrance hallway, two good sized reception rooms with opening interconnecting doors, both rooms having stone fireplaces and timber floors. To the rear there is a recently updated breakfast kitchen, downstairs w/c, pantry and utility room.

First Floor
The staircase rises from the entrance hall to the landing, which affords access to two double bedrooms, one single bedroom and a four piece family bathroom. The accommodation can be flexible to suit a variety of uses and lifestyles.

Externally
A private rear courtyard garden benefits the property with a patio area for outside dining and can be accessed through the property and via the side courtyard. There is a single garage to the rear of the property accessed by the shared side courtyard.

General Information

Directions
Travelling north west from Calver on the A623, travel through Stoney Middleton, continue on before taking the right onto the B6521 towards Eyam, when reaching the village turn left onto Church Street, continue for approximatley another 150m the property will sit on the left hand side.

Services
The property has the benefit of all mains services.

Tenure and Possession
The land is sold freehold with vacant possession upon completion.

Viewing
The property is to be viewed strictly by appointment only, through Bagshaws' Bakewell Office.

Fixtures and Fittings
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Rights of Way, Wayleaves and Easements:
The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars. The property has a right of way over the side courtyard for access.

Method of Sale
The Property is offered by method of Private Treaty.

Local Authority
Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN

Broadband Connectivity
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult https://www.ofcom.org.uk to obtain an estimated broadband speed for the area.

EPC
D

Council Tax Band
F

Parking
Parking is on road or within the garage.

Vendors Solicitor
TBC

Mobile Network Coverage
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.

Anti-Money Laundering Checks
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

Agents Notes
Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do

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