



Home Cottage  
Bakewell



# Home Cottage

Bakewell

DE45 1LS



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acre(s)

An attractive traditional Grade II listed stone built 2 bed terraced cottage, with front and rear gardens, located on a quiet road with views over the village.

## Guide Price

£245,000



Bakewell - 01629 812777



bakewell@bagshaws.com

### Description

Located in one of the Peak District's most sought after villages, is this attractive two bedroom Grade II listed terrace cottage, with a wealth of character features, the property would benefit from some general modernisation. With rural village views, an attractive front garden and two rear yard areas, the property offers an ideal opportunity for a range of buyers, from downsizers to second property owners and holiday let investors.

### Location

Middleton by Youlgrave is a small rural village in the heart of the Peak District National Park, surrounded by Derbyshire countryside the location offers a good combination of close proximity to commercial hubs such as Sheffield (22.5 miles) Chesterfield (14.5 miles) and Bakewell (6 miles), while being set in a rural location and enjoying the walks, cycle paths and bridlepaths that come with that. The neighbouring village of Youlgrave has a wide range of amenities, including Doctors Surgery, Primary School, a number of pubs and country inns, village shop, Church and public transport links, the village also falls into the catchment area for the popular local secondary school, Lady Manners School.

### Ground Floor

The entrance door leads into a spacious living room with space for a dining table, with views to the front and benefiting from a log burner. A good sized dining kitchen has been finished to a good standard, with a feature brick arched recess with integrated appliances, Belfast sink, wall and floor units and access into the pantry with fitted shelving.

### First Floor

The first floor holds two attractive double bedrooms, the principal providing attractive views over the front garden and the village beyond. The family bathroom comprises a three piece bathroom suite.

### Externally

The property has an attractive low maintenance garden to the front mainly laid to lawn with planted borders and stone walled boundaries. To the rear is a yard area providing access to the stone outbuilding. To the rear of the stone outbuilding, is a further separate yard area currently as a large patio area and also housing a large timber garden shed.

### Directions

From Bakewell, head south along the A6 towards Rowsley. Continue past Haddon Hall and then take the next right hand turning onto B5056 towards Youlgrave. Follow the road into Youlgrave and continue through the village passing the Church and The Bulls Head Hotel along Main Street. Follow the road which merges into Coldwell End and then turn left on Weaddow Lane towards Middleton by Youlgrave. Continue along the road to the centre of the village and the property will be found on the right hand side, indicated by our for sale board.

### Services

The property benefits from mains water, drainage and electric.

### Broadband and Mobile Coverage

We understand that broadband is not connected to the property.

See Ofcom Link: <https://checker.ofcom.org.uk/>

### Tenure and Possession

The property is sold Freehold with vacant possession.

### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. There is a right of way for the benefit of the property by foot around the neighbouring property to access the end rear yard areas. There is a right of way for the neighbour to cross the rear yard of the property for access.

### Fixtures and Fittings

Only those fixtures and fittings referred to in the sales particulars are included in the purchase price.

### Method of Sale

The property is for sale by Private Treaty

### Vendor's Solicitors

Brooke-Taylor, 4 The Quadrant, Buxton, Derbyshire, SK17 6AW. Contact Claire Broadhurst.

### Local Planning Authority

Peak District National Park Authority.

### Local Authority

Derbyshire Dales District Council.

### Parking

On road parking with no designated spaces

### Council Tax Band

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### EPC

Exempted (Grade Listed)

## 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 not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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