



# Munden, Slaneys Row

Youlgrave, Bakewell, DE45 1WA

The property is ideally located for access to excellent village amenities including two bakeries, village shop and various pubs. The village of Youlgrave is situated at the confluence of Lathkill and Bradford Dale with wonderful riverside walks and surrounded by rolling Derbyshire countryside.

## Description

A solid wood front doors opens to a spacious dining kitchen with dual aspect and engineered wood flooring running throughout. There is space for a dining table and chairs and a composite door provides access to a rear patio.

The kitchen features a range of panelled units with solid wood worktops incorporating a sink with drainer, four burner Neff hob with extractor, a Neff oven and under counter fridge freezer and washing machine. Under stairs



- CHARMING COTTAGE IN THE PICTURESQUE VILLAGE OF YOULGRAVE
- LUXURY SHOWER ROOM
- EXCELLENT STANDARD OF FINISH WITH MANY ORIGINAL FEATURES
- FURTHER PARCEL OF LAND AVAILABLE BY SEPERATE NEGOTIATION
- SPACIOUS DINING KITCHEN
- TWO GENEROUS DOUBLE BEDROOMS
- SASH WINDOWS AND SOLID WOOD FRONT DOOR
- SITTING ROOM WITH WOOD BURNING STOVE
- LANDSCAPED WALLED GARDEN
- WELL SERVED VILLAGE SURROUNDED BY STUNNING COUNTRYSIDE



storage cupboard houses the Worcester Bosch combi boiler.

An oak latched door opens to the sitting room which has two front facing sash windows and a stone built fireplace with wood burning stove.

Stairs rise to the first floor landing with solid oak balustrade and oak latch doors to all rooms. The master bedroom is a triple aspect double bedroom with pleasant views and fitted wardrobe. Bedroom two is a further spacious double with similar front facing aspect.

A stylish shower room completes the accommodation featuring walk in shower enclosure with chrome fittings, hand wash basin with storage beneath and low flush wc. Chrome heated towel rail.

To the front of the property is a landscaped walled garden with deep floral borders and gravelled seating areas. The has wrought iron gated access and woodstore.

To the rear of the property is a small patio garden ideal for storage of bikes or summer furniture.

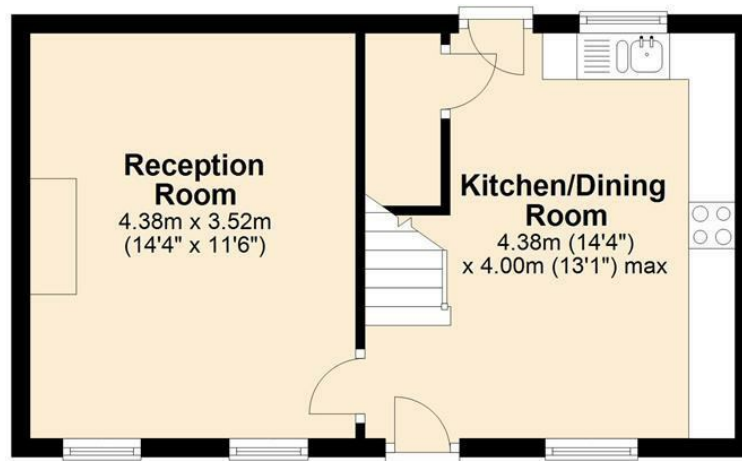






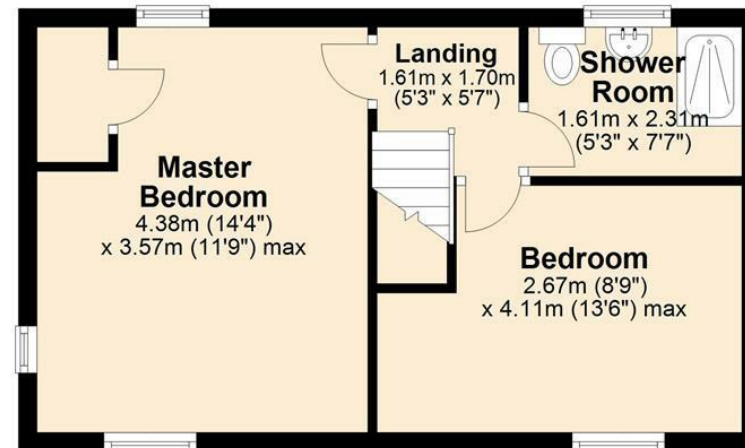
### Ground Floor

Approx. 33.3 sq. metres (358.7 sq. feet)



### First Floor

Approx. 33.3 sq. metres (358.7 sq. feet)



Total area: approx. 66.7 sq. metres (717.4 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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