

2, Kings Street, Coldwell End, Bakewell, DE45 1UY



## 2, Kings Street, Coldwell End, Bakewell, DE45 1UY

A charming two bedroomed extended cottage beautifully positioned in the village of Youlgrave, with easily maintained gardens and stunning views across the valley.

Occupying a magnificent setting with views across Bradford Dale, this pretty cottage has accommodation arranged over two floors and is offered to the market with no onward chain. The property requires cosmetic updating in parts and has been a much-loved second home for many years.

The front door opens to an entrance hall with stairs to the first floor and access to all ground floor accommodation. A latched door opens to the sitting room with front facing view. The focal point of the room is provided by a solid wood fire place with electric heater.

A dual aspect kitchen has wonderful views across the valley. The kitchen features a range of units with worktops over, incorporating four burner oven, sink and drainer and space for a washing machine and dryer. Accessed from the kitchen is a utility room and doors to the front and rear of the property.

The stairs rise to the first-floor landing with access to all rooms and storage space. Bedroom one is a front facing double bedroom with solid wood flooring and lovely views across the valley. Bedroom two is a single bedroom with similar views. The family bathroom features a low flush WC, bath with chrome shower over and a wash basin.

Outside, to the front of the property is an easily maintained patio garden with exceptional views across the valley. To the side of the property is a lockable shed. The other side of King St footpath is another area of land included in the sale.

### Services

Gas, Electricity, Youlgrave Water, Septic tank

- Two bedroomed extended cottage in the village of Youlgrave
- Stunning setting with footpath access
- Exceptional views across Bradford Dale
- Dining kitchen
- Sitting room
- Utility room
- Bathroom
- Lovely garden to side and across footpath
- Double glazing
- Offered to the market with no onward chain

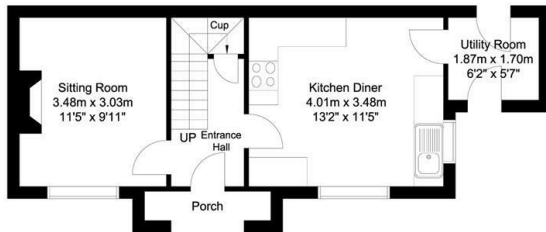








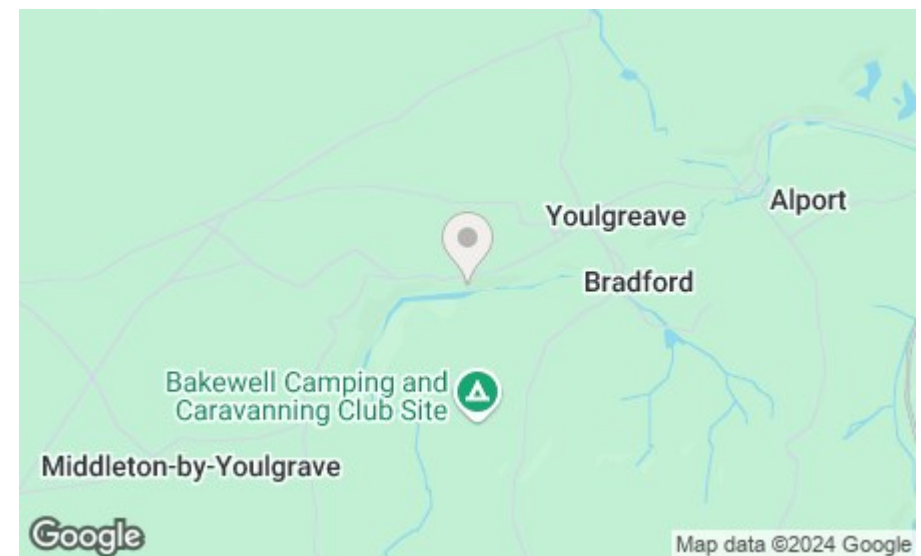
Ground Floor  
36 sq m/387.50 sq ft  
Approx.



First Floor  
30 sq m/322.91 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meters if quoted on this plan.  
CP Property Services @2024



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