



Yew Tree Cottage, Middleton-by-Youlgrave

Bakewell, DE45 1LS

A charming natural stone built two bedroomed cottage, beautifully positioned in the picturesque village of Middleton by Youlgrave with lovely rural views and pretty gardens. This double fronted limestone-built cottage has accommodation arranged over two floors and has been refurbished to an excellent standard throughout. The property is Grade II listed and has a wealth of features including original fireplace, beams to the ceiling and stone mullion windows.

A solid wood front door opens to a sitting room with stone flagged flooring, underfloor heating and wood burning stove. A window overlooks the front garden and solid wood stairs rise to the first landing. The sitting room has under stairs storage and fitted shelving. A latched door leads to an adjoining reception room with solid wood flooring and dual aspect. The room has beams to the ceiling and fitted shelving. The kitchen features a range of contemporary style



- Grade II listed two bedroomed detached cottage in the village of Middleton by Youlgrave
- Stylish kitchen
- Family bathroom
- Offered to the market with no onward chain
- Sitting room with wood burning stove and under floor heating
- Generous master bedroom
- Pretty gardens to front and rear with exceptional views
- Further spacious reception room with solid wood flooring
- Further single bedroom
- Full fibre broadband, ideal for working from home



units with worktops over incorporating stainless steel sink and drainer, oven and four burner hob. There is space for an under counter fridge and washing machine. A stable door provides access to the garden.

Stairs rise to the first-floor landing with access to all rooms. Bedroom one is a charming double bedroom with dual aspect and original feature fireplace. An oak latched door opens to the cupboard housing the boiler. Bedroom two is a single bedroom with dual aspect and window seat. There are lovely views across the garden and adjoining countryside. The family bathroom features a white suite consisting of low flush WC bath with chrome shower over, washbasin with storage beneath and heated towel rail.

Outside, to the front of the property is a pretty walled garden patio seating area and rose garden. A pedestrian gate provides access to the lane. To the rear of the property is a charming stone flagged patio garden with far reaching views across adjoining countryside.

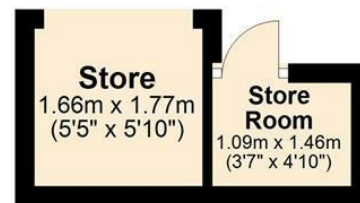
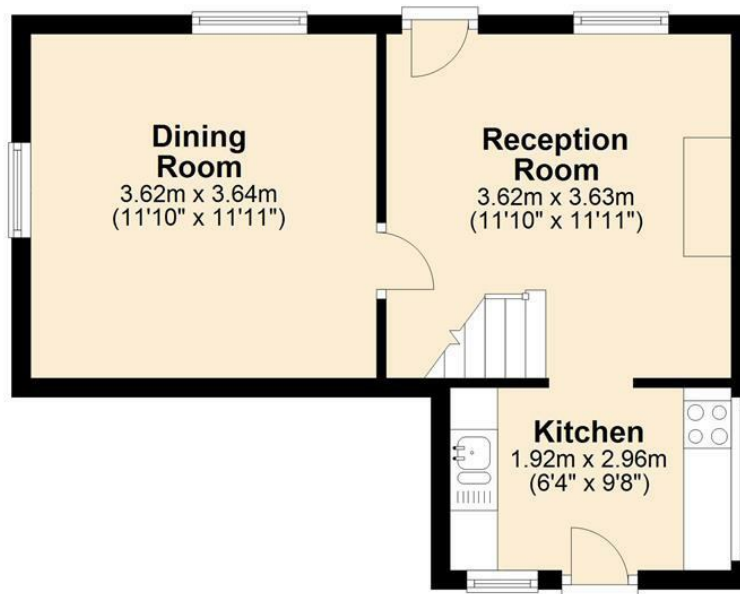






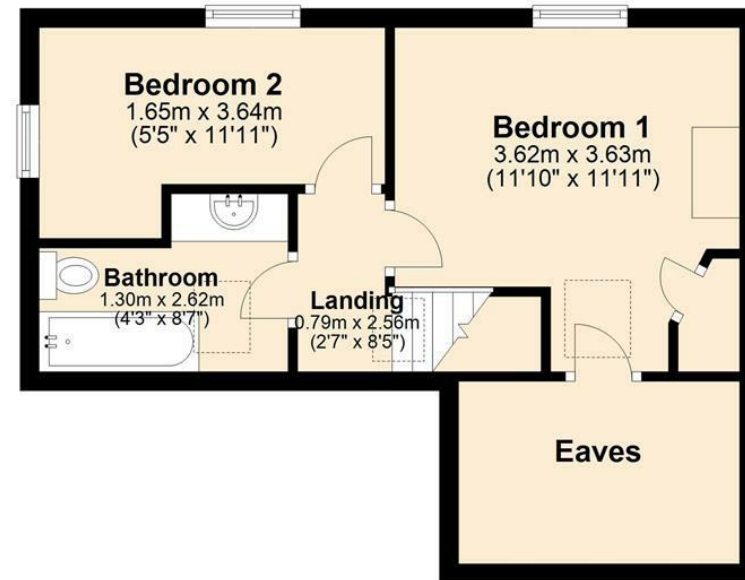
Ground Floor

Approx. 37.3 sq. metres (401.2 sq. feet)



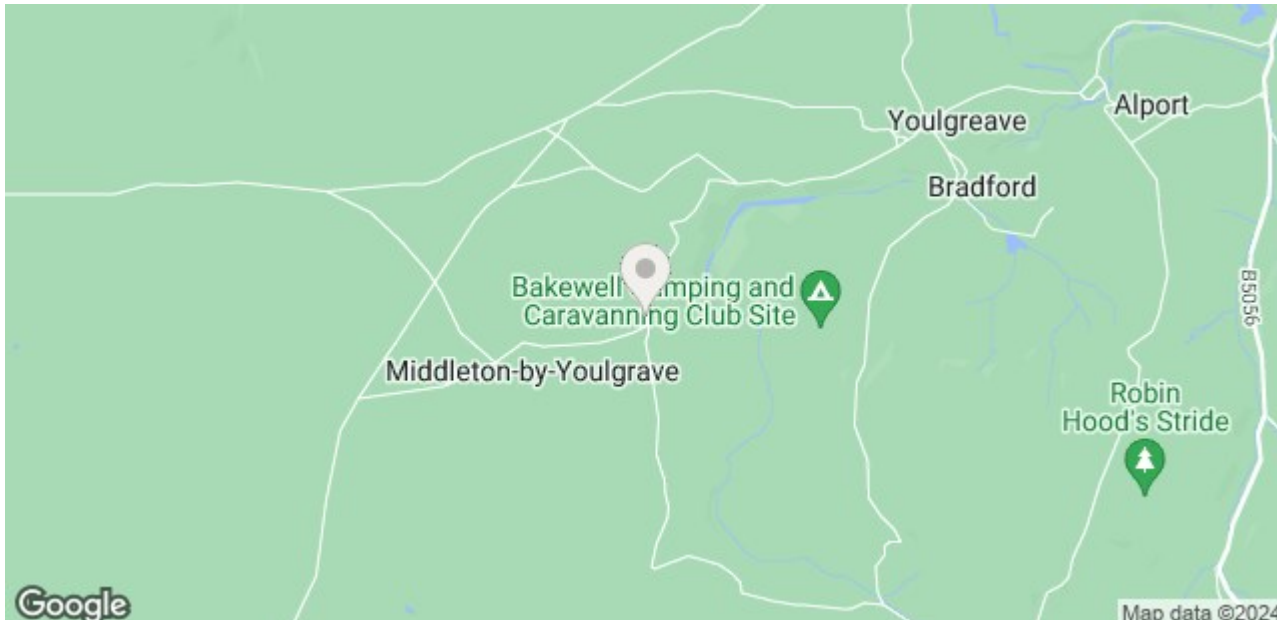
First Floor

Approx. 32.6 sq. metres (351.2 sq. feet)



Total area: approx. 69.9 sq. metres (752.4 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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