



15 Sycamore Cottage, Middleton-By-Youlgrave

Derbyshire, DE45 1LS

A charming mid terraced Grade II listed cottage beautifully positioned in the village of Middleton by Youlgrave, benefitting from attractive walled gardens and two stone buildings. Occupying a superb location overlooking the centre of this historic village, Sycamore Cottage has accommodation arranged over two floors and is offered to the market with no onward chain. The property has a wealth of attractive features including stone mullioned windows, beams to the ceiling and attractive double fronted façade.

The front door opens to a spacious reception room with front facing aspect and stone flooring, a latch door opens to a further reception room with pretty aspect, beams to the ceiling and feature fireplace. An opening lead to a



- Grade II listed mid terraced cottage in the heart of the village
- Kitchen with French windows to the garden
- Outbuildings
- Viewing essential
- Walled gardens to the front and rear
- Two double bedrooms
- Generous gardens, lovely views
- Three reception rooms
- Family bathroom and separate WC
- Offered to the market with no onward chain



dining area with tiled flooring, garden aspect and understairs storage. The kitchen is located at the rear of the property with French windows opening out to the garden. The kitchen features a range of solid wood units with worktops over incorporating an oven with four burner hob sink and drainer and space and plumbing for washing machine, tumble dryer and undercounter fridge freezer.

From the sitting room, stairs rise to the first floor landing with access to all rooms. Bedroom one is a double bedroom with a pleasant front facing aspect and beams to the ceiling. Bedroom two is a further double bedroom enjoying a similar aspect. The bathroom features a suite consisting of low flush WC, pedestal wash basin and bath with shower over. Also accessed from the landing is a WC with wash basin.

Outside to the front of the property is a garden laid to lawn with wrought iron gate and pedestrian access to the front door. To the rear of the property is a further garden laid to lawn with seating area and two lockable outbuildings. The boundaries are defined by dry stone walls and there are lovely views across open countryside.

Services - Mains elec, oil tank and mains drainage.

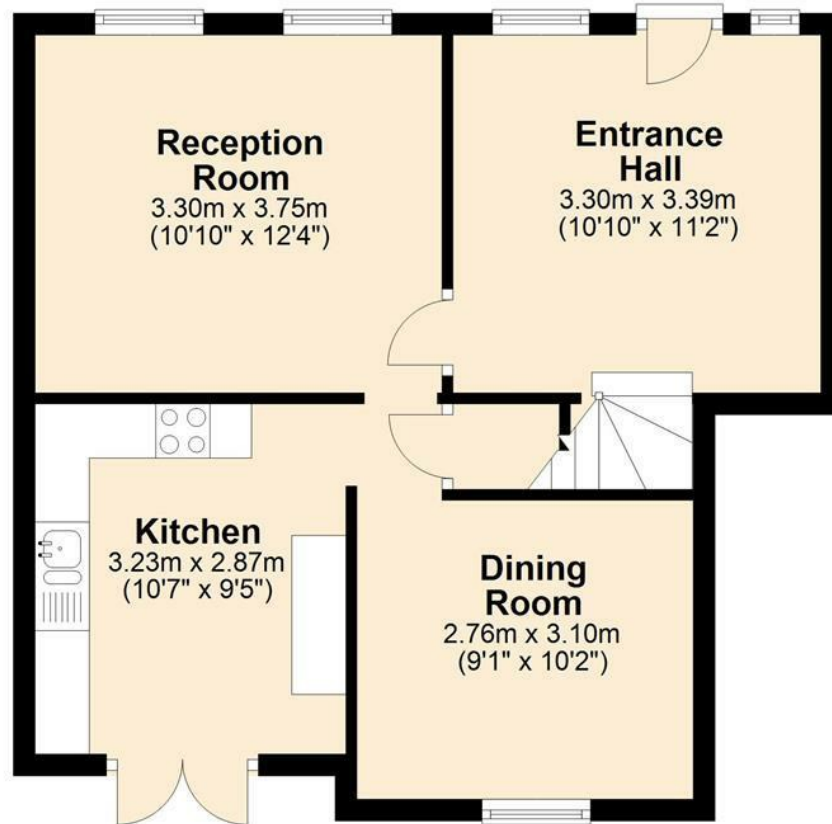






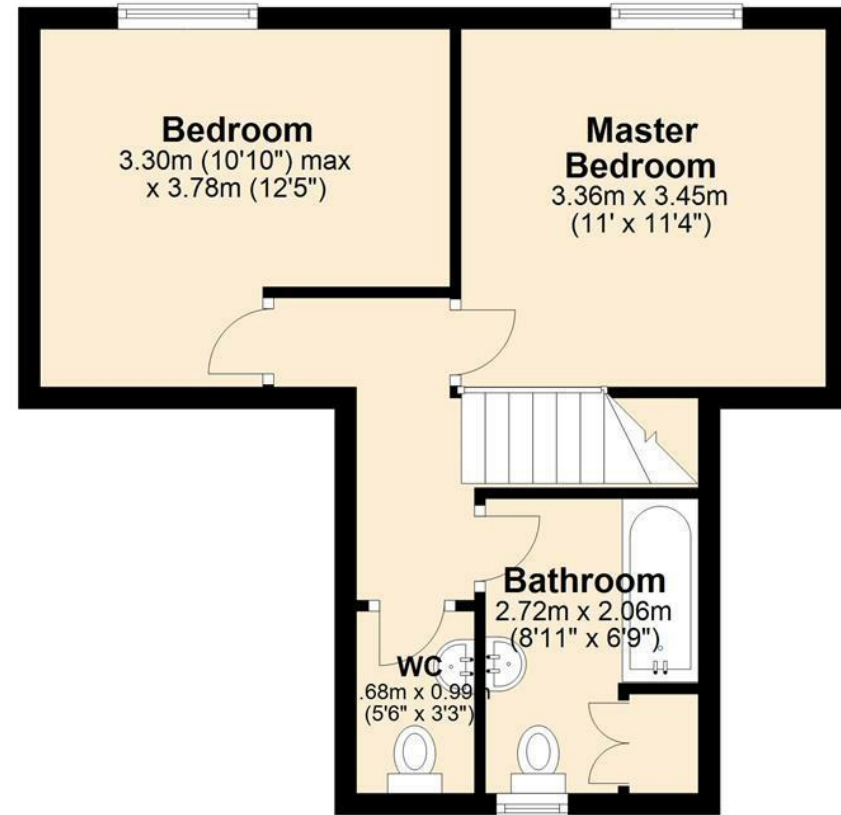
Ground Floor

Approx. 45.4 sq. metres (488.3 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.1 sq. feet)



Total area: approx. 81.0 sq. metres (872.3 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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