



Calendar Cottage, 16 The Square, Middleton-by-Youlgrave, Derbyshire,

Saxton Mee

16 The Square

Offers Over

£400,000

A Chocolate Box Character Cottage Centrally Positioned In An Idyllic Peak District Village.

A two double bedroom Grade II Listed stone built mid terrace cottage, brimming with character features alongside high quality fittings. Currently run as a successful holiday cottage but the charming property with a delightful rear garden is also ideally suited as a main home.

Occupying a peaceful and picturesque setting in the village of Middleton By Youlgrave, on the edge of Bradford Dale and surrounded by glorious open countryside offering many local walks whilst in easy commutable distance of Bakewell, Matlock, Sheffield & Chesterfield.

Middleton by Youlgrave is a small Peak District village in the southern heart of the National Park. A short drive will bring you to the farming village of Youlgrave, which boasts grocery shops, a post office and popular pubs. Follow the crystal-clear River Bradford along the picturesque Bradford Dale or join the beautiful Lathkill Dale walk at Over Haddon. Or, for a touch of culture a short drive away, hop in the car and visit the historic Chatsworth House or Haddon Hall.

The stylish accommodation has been completed with an eye for detail and immaculately presented throughout with contents by separate negotiation comprising: A charming sitting room with exposed beams, stone mullioned window and a gritstone fireplace housing a log burning stove. A bespoke dining kitchen with a range of integrated appliances, an Aga, exposed beams and stone mullioned window. A study area and utility room.

First floor: landing, a double bedroom with built in storage, a bathroom with separate shower enclosure and storage a double bedroom.

Exterior: a pretty front garden with a pathway leading to the entrance door. To the rear of the property is a seating area and a pathway leads to the large rear garden adjoining countryside. With planted beds and borders, a seating terrace to enjoy the view.

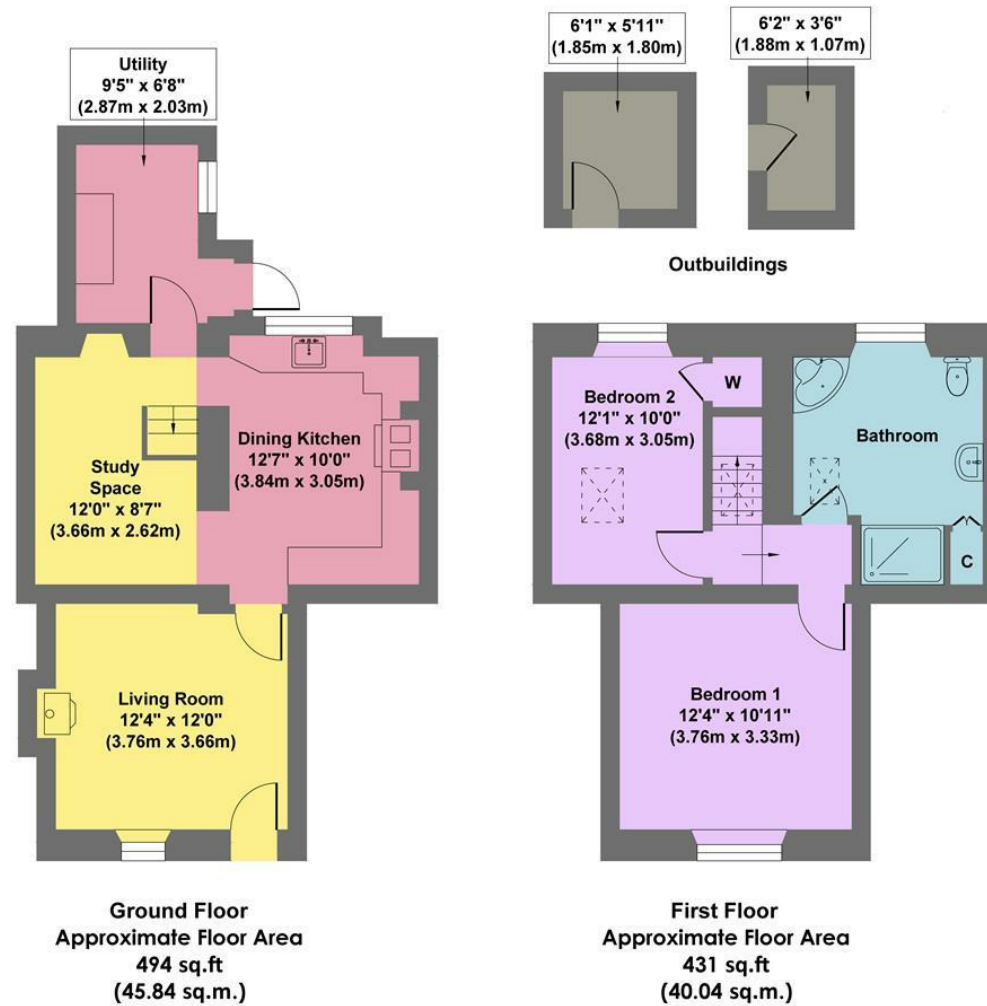


- Grade II Listed With Character Features & Fully Renovated Throughout
- Peaceful & Picturesque Setting
- Direct Access To Many Local Walks & A Wealth Of Outdoor Pursuits On The Doorstep
- Charming Rear Garden Overlooking Farmland
- Ideal Main Home Or Holiday Cottage
- Easy Reach Of Shops & Amenities
- Commutable Distance Of Major Commercial Centres
- Contents By Separate Negotiation
- No Upward Chain
- Viewings: Bakewell Office





Calendar Cottage



Approx. Gross Internal Floor Area 1039 sq.ft / 96.05 sq.m

Illustration for identification purposes only, measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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