



The Old School Hall, Main Street, Youlgrave, Derbyshire, DE45 1UW



Main Street

Youlgrave

Asking Price

£550,000

Spectacular Far Reaching Views.

£600,000 - £650,000 Guide Price

A unique and impressive detached circa 1880's four bedroom property with bell tower, steeped in local history. With easily managed gardens and balcony terrace.

Brimming with character features and originally built as a Sunday School is centrally positioned in the pretty Derbyshire village of Youlgrave. Surrounded by beautiful Peak District countryside with access to many local walks along picturesque Bradford Dale and the many adjoining villages. With a thriving local community, a Post Office counter, shops, café and country inns as well as a highly regarded primary school and within Lady Manners school catchment. Easy commutable distance of Bakewell, Matlock and major commercial centres.

The spacious and flexible living accommodation offers further scope to reconfigure the lower ground floor into additional living space and complete to individual specifications and comprises: entrance lobby, ground floor shower room and inner hallway with bespoke stained glass panels. A fitted breakfast kitchen with a range cooker, a dual aspect dining room and a large sitting room with a log burning stove opens out onto the balcony terrace to enjoy the view. A double bedroom with built in wardrobes. A inner lobby with built in storage with a staircase descending to:

Lower ground floor: a workshop, garage, potting shed and utility room and store. This offers scope to convert to additional living space (subject to gaining the relevant planning consents).

First floor: large landing, a double bedroom with built in wardrobes and additional eaves storage, a double bedroom with built in storage, a bathroom and further bedroom with study area.

Exterior: easily managed gardens and seating terraces border the property.

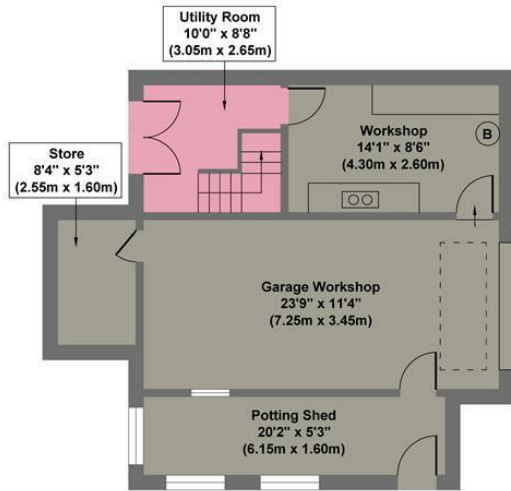
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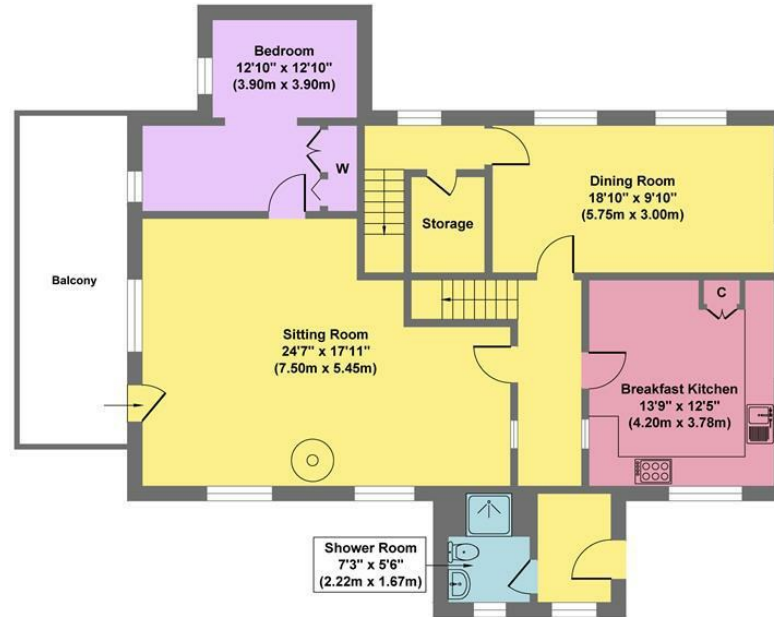
- Brimming With Character Features
- Flexible Family Home
- Easily Managed Garden & Balcony Terrace
- Direct Access To Many Local Walks
- Excellent Local Shops & Amenities
- Highly Regarded Primary School
- Commutable Distance Of Major Commercial Centres
- No Upward Chain
- EPC: Rating E
- Viewings: Bakewell Office



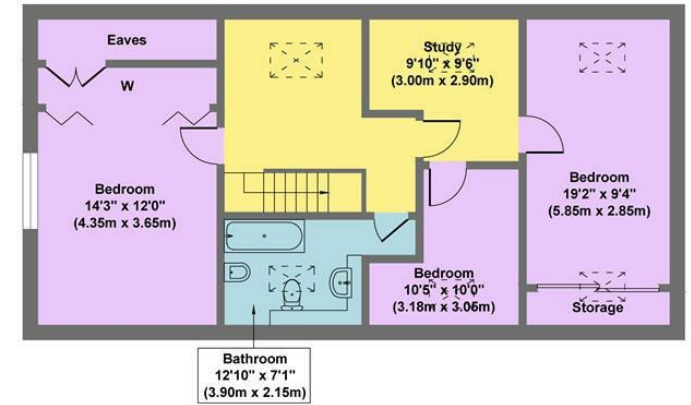
The Old School Hall



Lower Ground Floor
Approximate Floor Area
648 sq.ft
(60.17 sq.m.)



Ground Floor
Approximate Floor Area
1172 sq.ft
(108.88 sq.m.)



First Floor
Approximate Floor Area
864 sq.ft
(80.24 sq.m.)

Approx. Gross Internal Floor Area 2684 sq.ft / 249.29 sq.m

Illustration for identification puposes 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.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

