



Yew Tree Cottage Over Haddon, Derbyshire, DE45 1JE

Saxton Mee

Yew Tree Cottage

Over Haddon

Guide Price

£500,000

This substantial, stone-built, detached property is a quintessential character home, boasting three bedrooms and a wealth of historical charm. Set in the idyllic village of Over Haddon within the Peak District National Park, the property enjoys a peaceful, picturesque location surrounded by stunning Derbyshire countryside. Its proximity to Lathkill Dale National Nature Reserve, a renowned site of special scientific interest, offers direct access to breathtaking walks, cycle trails and the range of amenities at nearby Bakewell

£500,000 - £525,000 Guide Price.

Dating back to circa 1750, the property seamlessly combines period features with modern comforts, making it a versatile and welcoming family home. Currently utilised as a successful holiday let, it is beautifully presented and thoughtfully designed to accommodate a range of needs.

A glazed doorway flanked by floor-length windows leads into a bright and airy vaulted reception room, enhanced by solid wood flooring and a contemporary Scandinavian Rais wood-burning stove. Steps lead down to the dining kitchen, with wooden block countertops and a selection of integrated appliances. This inviting space also includes a utility area and cloakroom. The kitchen stairs descend to a snug or study, featuring a rustic brick fireplace with Morso Squirrel stove. Double doors open onto the south facing rear garden. Beyond lies a sitting room, characterized by its stone-flagged floors, exposed beams and an original stone fireplace with a wood-burning stove.

The first floor accommodates a spacious dual-aspect master bedroom, complete with deep-set windows and exposed stone detailing. Two additional bedrooms and a family bathroom complete this level.

An enclosed, easily managed front patio provides a welcoming entrance.

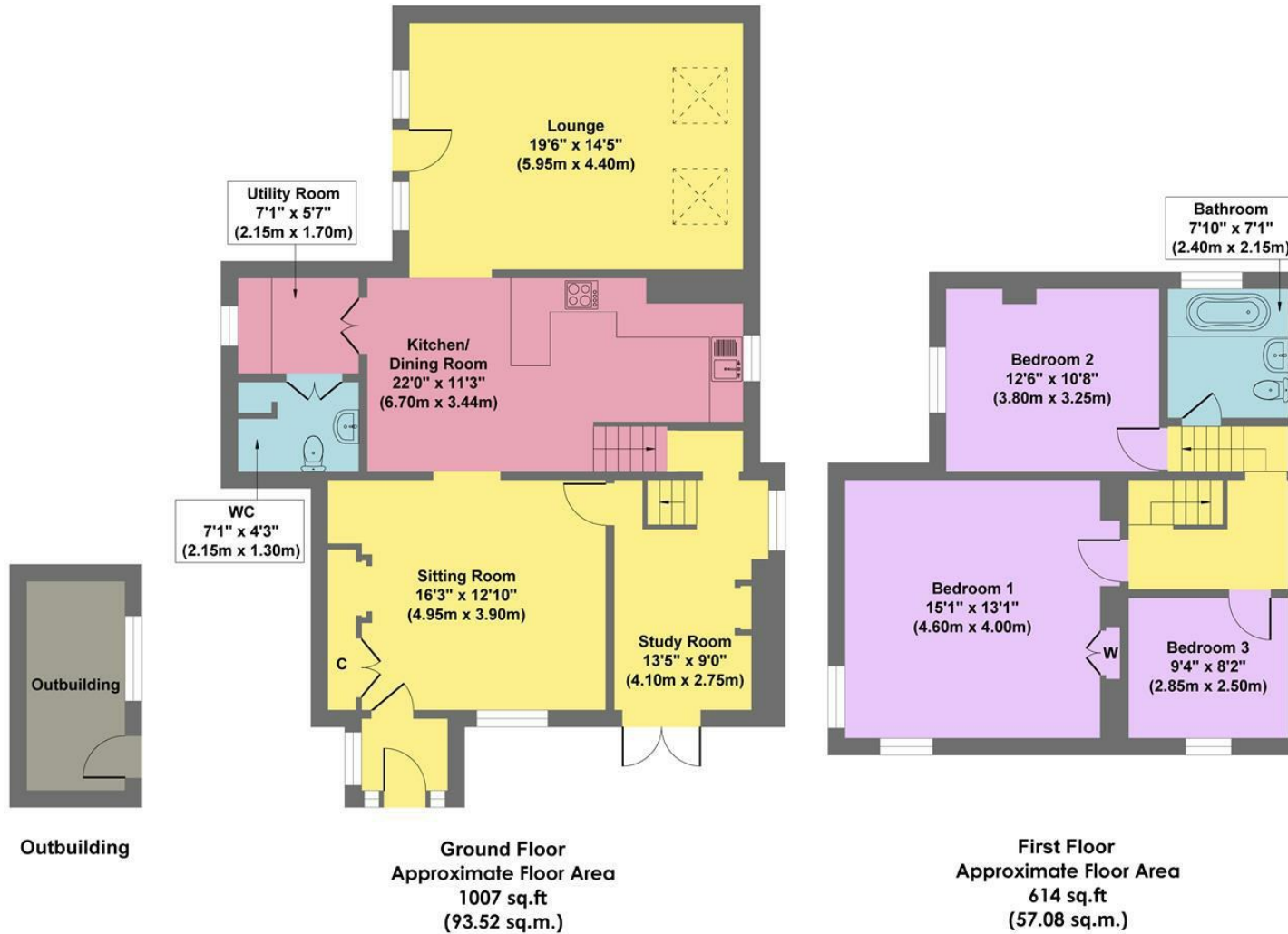


- Brimming With Character Features
- Peaceful Village Setting
- 4.5 KW Photovoltaic Solar Panels (2023 output 4.3 MWh)
- South Facing Garden
- Contents By Separate Negotiation
- Lady Manners School Catchment
- Log Burning Stove
- No Upward Chain
- EPC: E
- Viewings: Bakewell Office





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Approx. Gross Internal Floor Area 1621 sq.ft / 150.60 sq.m (Excluding Outbuilding)

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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