





## **Bradford Dale**

## Youlgrave

Offers In The Region Of

£325,000

Charming Three-Bedroom Stone-Built Semi-Detached Home with Stunning Countryside Views Occupying a peaceful and picturesque setting with breathtaking views across Bradford Dale and the surrounding countryside, this delightful three-bedroom stone-built semi-detached home offers attractive gardens, ample off-road parking and direct access to scenic walks.

Nestled in a sought-after Derbyshire village, the property is part of a vibrant community with a calendar of events, two traditional shops, charming cafés, country inns and a primary school. The nearby towns of Bakewell and Matlock provide additional amenities.

The well-presented home boasts light and airy accommodation, including a fitted dining kitchen with an adjoining cloakroom, offering the potential to be converted into a ground-floor WC if required. The inviting sitting room features double doors opening onto the front garden, creating the perfect space to relax and take in the beautiful views.

The first-floor landing leads to a spacious double bedroom with built-in wardrobes, a modern shower room, a second double bedroom and a further bedroom.

Externally, the property is accessed via a shared driveway to the rear, providing private off-road parking for a number of vehicles. The front garden is mainly laid to lawn with a mix of ever green trees and shrubs, ornamental pond. Gravelled parking area to the rear, also features a summer house and a timber storage shed. An external utility with space and plumbing for washing machine, offers additional storage.

Benefits from renewable energy, with 16 solar PV panels (4KW) with solar edge inverter plus 5KW solar storage battery.

This charming home combines character, comfort and an enviable location ideal for those seeking a tranquil countryside lifestyle with modern conveniences within easy reach.

- Stunning Views Across The Dale
- Direct Access To Many Local Walks
- Thriving Village Community With A Calendar Of Events
- Ample Off Road Parking To The Rear
- Local Shops Cafes & Primary School
- Peaceful & Picturesque Setting
- Traditional Character Features
- Easy Reach Of Bakewell & Matlock
- EPC: C
- Generates renewable energy with solar panels











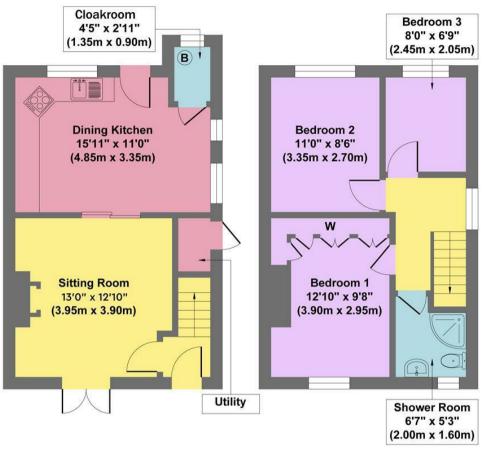








## **4 Mount Pleasant**



**Ground Floor Approximate Floor Area** 396 sq.ft (36.81 sq.m.)

First Floor **Approximate Floor Area** 389 sq.ft (36.13 sq.m.)

## Approx. Gross Internal Floor Area 785 sq.ft / 72.94 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.'



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