



Edmund Cottage 1 Yew Tree Hill, Holloway, Derbyshire, DE4 5AR

Saxton Mee

Edmund Cottage 1 Yew Tree Holloway

Guide Price

£515,000

Set in the heart of the highly sought-after village of Holloway, this beautifully renovated three-bedroom stone-built semi-detached home offers refined living in a picturesque & historically rich location. Holloway, best known as the former home of Florence Nightingale, enjoys a peaceful countryside setting with strong community spirit & a fascinating heritage. The village offers a range of local amenities including a shop, post office, primary school & easy access to scenic walks throughout the stunning Derbyshire countryside.

£515,000 - £525,000 Guide Price.

Neighbouring villages such as Lea, Crich, Wirksworth & Cromford contribute to the area's creative & cultural appeal, with independent shops, galleries & a thriving arts scene.

The property itself has been skilfully & thoughtfully renovated to an exceptional standard. The light-filled interior is immaculately presented, beginning with a dual aspect sitting room featuring exposed beams, a column radiator & a gritstone fireplace housing a multi-fuel stove. A spacious, triple-aspect open-plan living kitchen provides a perfect space for entertaining, complete with bespoke hand-painted Shaker-style units, an Aga with ceramic hob, integrated appliances, stone mullioned windows with shutters & a utility area. Double doors open to the rear garden.

Upstairs, the landing leads to a dual aspect principal bedroom with a luxurious en-suite bathroom including a free-standing bath, twin basins & a walk-in shower. Two further bedrooms, one with exposed beams & an additional shower room.

Outside, a beautifully enclosed walled garden offers a tranquil retreat with mature borders, planted beds & a seating terrace overlooking open fields.

This is a rare opportunity to acquire a high-end, thoughtfully restored character home in one of Derbyshire's most charming and well-connected village settings.

Offered with no upward chain.



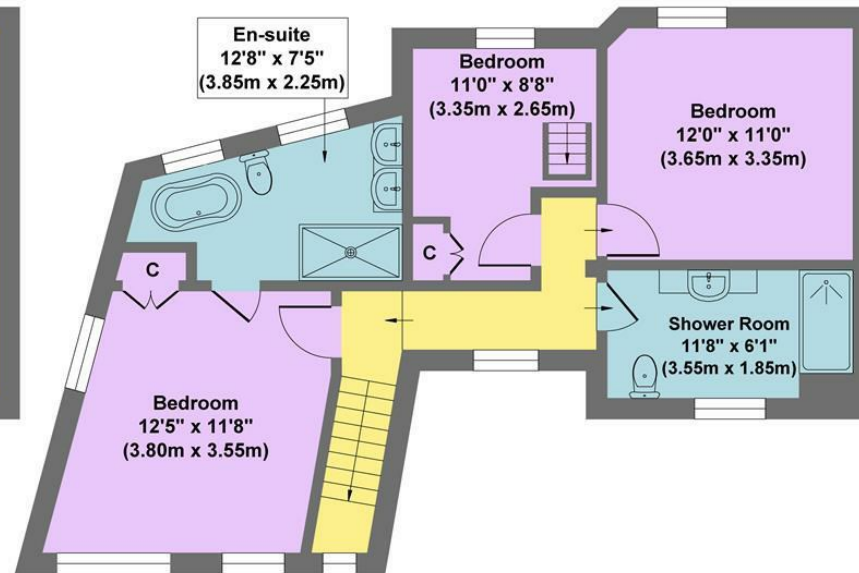
- Skillfully Renovated To An Exceptional Standard
- Brimming The Character Features
- Multi Fuel Stove & Stone Mullioned Windows
- Historic Derbyshire Village With A Rich Heritage
- Direct Access To A wealth of Outdoor Pursuits
- Well Stocked Enclosed Rear Garden
- Close To Excellent Amenities
- No Upward Chain
- EPC: TBC
- Viewings: Bakewell Office



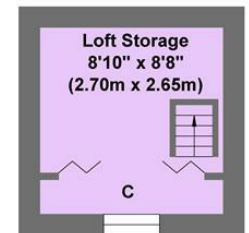
Edmund Cottage



Ground Floor
Approximate Floor Area
611 sq.ft
(56.73 sq.m.)



Ground Floor
Approximate Floor Area
611 sq.ft
(56.73 sq.m.)



Loft
Approximate Floor Area
77 sq.ft
(7.15 sq.m.)

Approx. Gross Internal Floor Area 1299 sq.ft / 120.61 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

