



Coldwell Cottage
Youlgrave

 **BAGSHAWS** ESTD 1871
Land • Property • Livestock

Coldwell Cottage, King Street

Youlgrave, DE45 1UY

Coldwell Cottage is an attractive, stone built two bedroom detached property, with attractive, good sized gardens with commanding views over Bradford Dale and the Peak District Countryside beyond.

GUIDE PRICE: **£320,000**

Description:

Located in one of the Peak District's most sought after villages, is this attractive two bedroom detached property, with a wealth of character features, the property would benefit from some general modernization but offers a wealth of charm and character. With far reaching rural views, an attractive tiered garden and open planned living, the property offers an ideal opportunity for a range of buyers, from downsizers to second property owners and holiday let investors.

Location:

Youlgrave is a semi rural village in the heart of the Peak District National Park, surrounded by Derbyshire countryside the location offers a good combination of close proximity to commercial hubs such as Sheffield (21 miles) Chesterfield (13.2 miles) and Bakewell (4.7 miles), while being set in a semi rural location and enjoying the Walks, cycle paths and bridlepaths that come with that. Youlgrave has a range of amenities, including Doctors Surgery, Primary School, a number of pubs and country inns, village shop and public transport links, the village also falls into the catchment area for the popular local secondary school, Lady Manners School.

Directions:

Travelling into Youlgrave on Alport Lane, enter the village, coming past the Youlgrave Primary school on the left hand side, continue passed the Church on the left hand side, continue passed the Farmyard pub, King street lies on the left hand side after approximately 100m more, the property lies down King Street.





What3Words: ///Deflation.Kitten.Brittle

Kitchen

An attractive room, with front aspect window, beams to ceiling and quarry tiled flooring.

Living Dining Room

With quarry tiled flooring, front and side aspect windows providing attractive far reaching views over the garden and adjoining countryside. An imposing traditional range lies in the Sitting Room.

Bathroom

A good sized room with low flush w/c, pedestal sink and bath, front aspect frosted window.

Master Bedroom

Dual aspect windows to front and side aspect providing views of nearby countryside, a cast iron fire benefit this good sized bedroom.

Bedroom Two

With built in storage, side aspect window.

Exterior

Storage:

Stone built storage room.

Garden

The garden is a good size, split into tiers, with a range of mature trees, shrubs and flower bedding areas. The garden has massive potential for entertaining space, with impressive far reaching views over Bradford Dale and nearby countryside.

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Road Matlock, Derbyshire, DE4 3NN.

The Peak District National Park Authority

Aldern House

Baslow Rd

Bakewell

DE45 1AE

Tenure & Possession:

The property will be sold freehold with vacant possession upon completion.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Services:

The property has mains electricity, gas, water and sewage.

Council Tax Band:

D

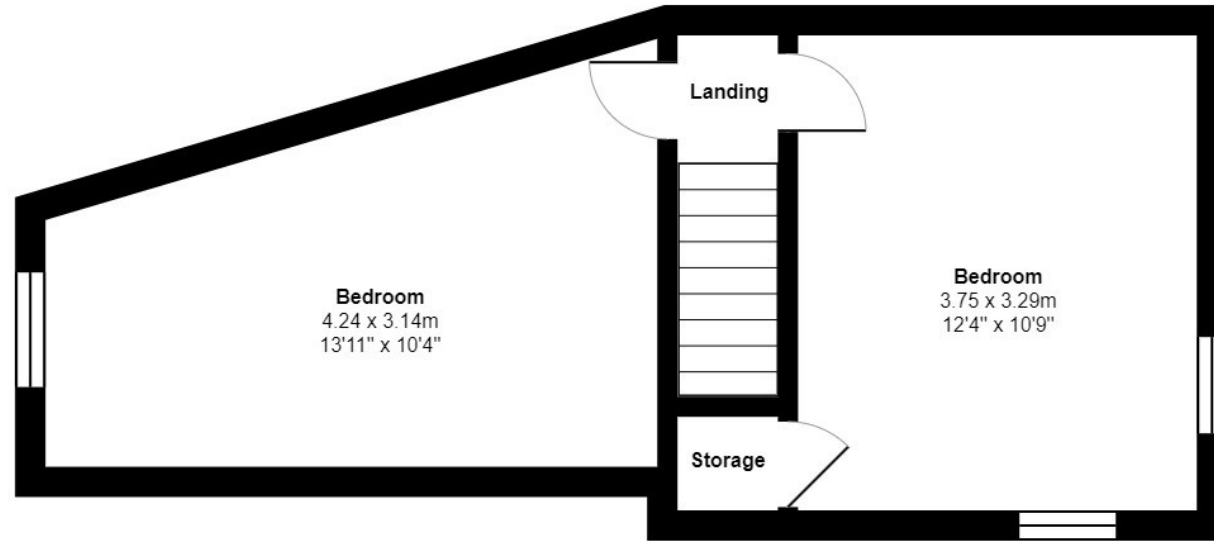
Viewings:

Strictly by appointment only, for viewings & further information contact:

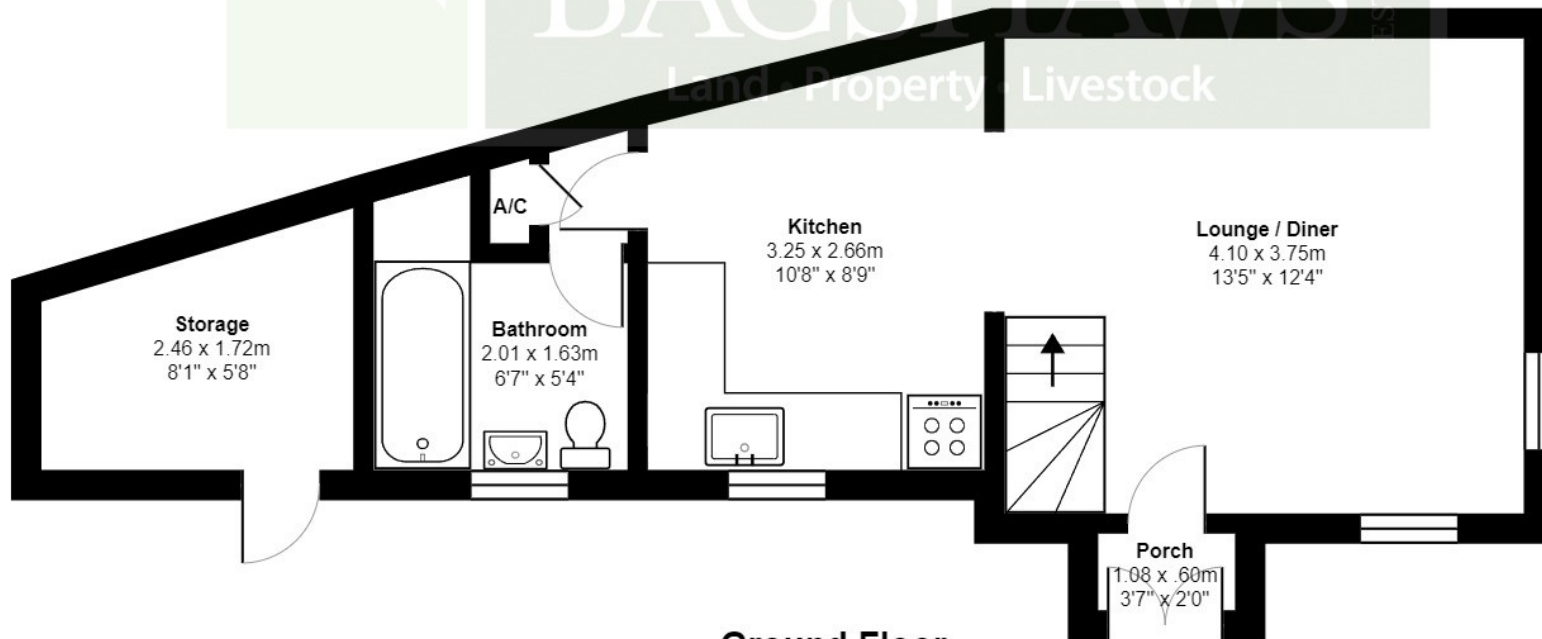
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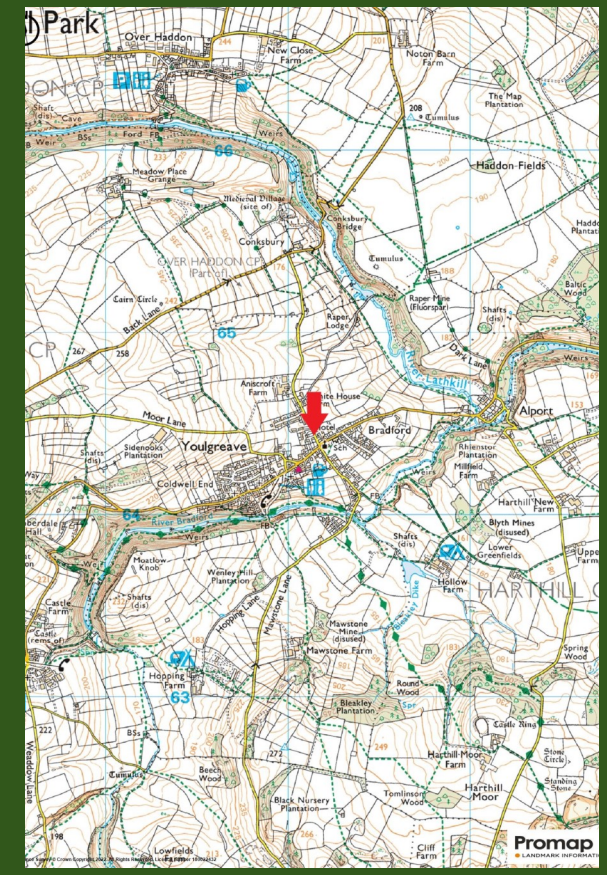


First Floor



Ground Floor

All measurements are approximate and for display purposes only



Agents Note;
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