



Hunters Cottage Church Street Youlgrave Bakewell DE45 1WL

welcome to

Hunters Cottage Church Street Youlgrave Bakewell

This three bedroomed semi detached cottage retains many original features, charm and character. Situated in a central position in the highly popular village of Youlgrave with fantastic views of All Saints Parish Church. The cottage offers spacious accommodation throughout.



Entrance Porch

Single glazed door to the front opens into the entrance porch. With a quarry tiled floor and a further single glazed door opening into the sitting room with a glazed side panel.

Sitting Room

15' 6" extending to 18' 3" x 14' 5" Plus Bag (4.72m extending to 5.56m x 4.39m Plus Bag)

The main focal point of this charming sitting room is the log burning stove which sits on a tiled hearth and brick surround. The room has exposed beams to the ceiling, a double glazed window to the front, a central heating radiator and a useful storage cupboard under the stairs. The sitting room is finished with laminate flooring and the open staircase gives access to the first floor accommodation.

Inner Lobby Area

The inner lobby area gives access to the downstairs WC and the kitchen.

Downstairs Wc

Having a low flush WC, wash hand basin and extractor fan. There is also a useful built-in storage cupboard with shelving.

Dining Kitchen

11' 6" x 10' 7" (3.51m x 3.23m)

The dining kitchen features a range of wall and base units with a stainless steel sink inset into the work surfaces. There is space for a gas range and a refrigerator. The kitchen has a stone flag floor, space for a dining table and a central heating radiator. A single glazed window with exposed stonework looks into the rear entrance porch/utility room.

Rear Entrance Porch/utility

10' 8" x 4' 9" (3.25m x 1.45m)

This utility area has a space for a washing machine and a dryer. There are quarry tiles to the floor and a wall mounted Worcester Bosch boiler. There is a single glazed window which provides views of the rear garden and a double glazed painted wooden door opens onto the rear. There is also single glazed window which looks into the dining kitchen.

Landing

Landing has a storage area under the stairs and exposed beams to the ceiling.

Bedroom One

11' 4" at the max x 9' 3" at the max (3.45m at the max x 2.82m at the max)

Bedroom one has a double glazed window, stripped wooden flooring, a built in wardrobe with storage overhead and a central heating radiator.

Bedroom Two

11' 3" x 10' 4" plus alcove (3.43m x 3.15m plus alcove)

Bedroom two has a central heating radiator and a double glazed window and access to attic via a hatch.

Bedroom Three

9' 4" x 10' 1" (2.84m x 3.07m)

There is a double glazed window to the front elevation, a built in wardrobe and central heating radiator.

Family Bathroom

Comprising of a bath having shower over, low flush WC and a wash handbasin with storage beneath. There are two useful storage cupboards, a central heating radiator, stripped wooden flooring, exposed beams to the ceiling and a double glazed opaque window to the side elevation.

Attic Area

Access via a fixed ladder from the landing is the attic area. There is a double glazed skylight, built in storage, spot lights and a central heating radiator located in this area.

Exterior

To the rear of the property there is a good sized garden/yard with a patio, raised borders and limestone boundary walling. To the rear of the garden there is a good sized stone workshop which could be used for a variety of purposes and a further charming stone store/ storage area which is currently used as a greenhouse.



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welcome to

Hunters Cottage Church Street Youlgrave Bakewell

- Charming three bedroomed semi detached cottage
- Situated in the heart of Youlgrave
- Easy access to local country inns and shops
- Catchment area of Lady Manners School
- Beautifully presented throughout

Tenure: Freehold EPC Rating: E

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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