

property details **approval form**

Knoxtton House, 16 Alport Lane, Youlgrave, Bakewell, Derbyshire, England, DE45 1WN

Date: 14 May 2025

Property Ref and Version: BAK106990 - 0013

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers in the region of £385,000

Tenure: Freehold

>> **key features**

- > Character Cottage
- > Four Generous Sized Bedrooms
- > Family Bathroom & Shower Room
- > Far Reaching Country Views
- > Enclosed Mature Garden
- > Ample On-Street Parking
- > Sought After Village Location
- > Viewing Highly Recommended
- > EPC Rating: C

>> **short description**

A deceptively large four bedroom end terrace cottage which has a double plot large south facing enclosed rear garden. The property is centrally positioned within this sought after village location within the Peak District National Park.

>> **long description**

A deceptively large four bedroom end terrace cottage which has a double plot large south facing enclosed rear garden. The property is centrally positioned within this sought after village location within the Peak District National Park. The accommodation includes an entrance porch, family fitted dining kitchen with a full complement of appliances, a delightful sitting room with living flame gas fire, a spacious inner hallway, large stair case leading to the upper floor, ground floor shower room/WC and a rear sun lounge with delightful views over the gardens. To the first floor from a split level landing there are four well-proportioned bedrooms and luxurious family bathroom/WC. The property also benefits from solar panels.

>> **directions**

///door.scratches.ignites

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>> **Agent Note**

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>> room description

Sun Lounge

9' 9" x 10' (2.97m x 3.05m)

The sun lounge has a triple aspect with south facing windows to the rear and double glazed French doors to the side and rear. There is a central heating radiator.

Inner Hallway

16' 8" x 6' (5.08m x 1.83m)

The inner hallway has a front facing double glazed window and a central heating radiator.

Ground Floor Shower Room/Wc

3' 7" x 11' 4" (1.09m x 3.45m)

The shower room has a modern white suite with chrome fittings which includes a large shower enclosure with a thermostatic shower, a vanity wash hand basin with circular ceramic bowl and tap stand, high gloss storage cupboards and a back to the wall WC. The floor and walls are ceramic tiled in marble shades with complement the suite. There is a double glazed opaque window, extractor fan, centrally heated towel rail and recessed ceiling spot lights.

Sitting Room

16' 2" x 13' 4" (4.93m x 4.06m)

The sitting room enjoys a dual aspect with two double glazed windows to the rear and two double glazed windows to the front. There are delightful Southerly views over the large landscaped and enclosed gardens. There are two central heating radiators and a rustic brick fireplace which has a living flame coal effect gas fire and a raised black quarry tiled hearth.

Dining Kitchen

11' 9" x 11' 9" (3.58m x 3.58m)

There is a comprehensive range of shaker style base and wall cabinets with cream doors and roll edged birch effect work surfaces which incorporate a one and a quarter bowl resin sink unit with mixer tap. Built in appliances include a mains gas hob with cooker hood above, eye level double electric ovens and a full sized automatic dishwasher. There is standing space for larder fridge/freezer and ample space for a farm house dining table. There is a side facing window which lends light to the side porch, a central heating radiator and a rear facing double glazed window which has delightful views into the superb landscaped gardens.

Side Entrance Porch

16' x 6' (4.88m x 1.83m)

The side entrance porch has a wood grain uPVC entrance door leading from Alport Lane. A half double glazed door leads from the rear of the entrance porch out into the rear gardens. There is power, light and a water tap.

Utility Room

5' 2" x 6' (1.57m x 1.83m)

The utility room has a panelled entrance door, a double glazed window to the rear. There is plumbing for an automatic washing machine, fitted shelving and a quarry tiled floor.

First Floor Landing

Your Bagshaws Residential office: Bridge Street, BAKEWELL, Derbyshire, DE45 1DS

T 01629 814774 **E** Bakewell@bagshawsresidential.co.uk

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A split floor landing which has a double glazed window to the rear and access to the loft space. From the left hand side the accommodation includes the luxurious family bathroom.

Family Bathroom

10' x 6' (3.05m x 1.83m)

This attractive bathroom has a suite in white which includes a roll top slipper bath with claw and ball feet and a tap stand with shower attachment, a glass and tile shower enclosure with thermostatic shower, high flush WC and pedestal wash hand basin. The floor and walls are ceramic tiled in shades which complement the suite. There is a rear facing double glazed window which has superb views and there is a centrally heated towel rail. Also within the bathroom is a boiler cupboard which houses the mains gas fired Ideal central heating boiler.

Bedroom One

10' 1" x 11' 8" (3.07m x 3.56m)

Bedroom One has a rear facing double glazed window providing lovely south views over the village towards Alport and Lathkill Dale. The measurements include a comprehensive range of base and wall wardrobes with matching bedside cabinets. There is a central heating radiator.

Bedroom Two

9' 1" x 13' 2" (2.77m x 4.01m)

There is a rear facing double glazed window providing delightful southerly views. Included in the measurements are a range of two double wardrobes with high, over storage above. There is a central heating radiator.

Bedroom Three

6' 7" x 10' (2.01m x 3.05m)

This bedroom has a front facing window and central heating radiator.

Bedroom Four

5' 10" x 8' 9" (1.78m x 2.67m)

This bedroom has a double glazed gable end window which has fine views towards the centre of the village with the church clearly visible. Excluded from the measurements is a recess with a double fitted wardrobe.

Rear Garden

A double width planted garden to the rear has a south aspect and a beautifully landscaped garden which is walled to the West and has a dry limestone wall to the East. The rear boundary has been reformed with a substantial timber garden fence. There is a large, shaped lawn with attractive feature dwarf natural limestone walls, with deep shrub and herbaceous borders and a cultivated garden with an apple tree. Outbuilding include an aluminium framed green house, timber garden shed and a brick and stone outbuilding/barn which was the former village butchers. This offers excellent potential for workshop facilities. There is also a summer house situated to the rear boundary, adjacent to which are attractive patios and terraces also with raised shrubs and borders. There is power and light into the outbuilding and a water tap at the rear of the property.

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>> **property images**



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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Mark Bramall		
Mrs J.L.M. McCaffery		