



Mawstone View Main Street, Youlgreave Bakewell DE45 1UW

welcome to

Mawstone View Main Street, Youlgreave Bakewell

The property retains immense charm and character throughout with lots of period features including beautiful stone flagged floors and ornate fire places. The accommodation on the first floor is 3 large double bedrooms and a luxurious modern house shower room/ WC.



Entrance Hall

The panelled entrance door has a substantial period lock, The floor is stone flagged, Coat pegs.

Dining Room

12' 7" x 15' 2" (3.84m x 4.62m)

Superb stone flagged floor, The ornate cast iron fire place has an open fire on a raised hearth, adjacent there are built in double storage cupboards.

Delightful front facing sash windows which have a radiator beneath. The walls are part panelled, there is an under stairs storage cupboard.

Kitchen

13' 9" x 5' (4.19m x 1.52m)

Galley kitchen with wall cabinets and oak effect work surfaces which incorporate a Belfast sink unit. There is space for a gas cooker. Sash windows offer delightful views towards the rear garden. Radiator.

Sitting Room

14' x 10' 7" (4.27m x 3.23m)

Delightful dual aspect room with secondary glazed sash windows to the front and a sash window to the rear providing delightful views to the rear garden. There is an impressive Victorian cast iron fireplace with decorative ceramic surround. Radiator.

Rear Lobby

Also with stone flagged floor where there is access to the under stairs storage cupboard. From the rear lobby there is access to the ground floor W/C

Ground Floor W/C

Low flush suite in white

Rear Entrance Porch

6' 5" x 6' 4" (1.96m x 1.93m)

Also with stone flagged floor with double glazed full height windows at each side and to the rear where a French door opens into the delightful south facing rear garden.

First Floor Landing

Timber balustrade with turned spindles. Access to

the roof space.

Bedroom 1

14' x 10' 10" (4.27m x 3.30m)

Dual aspect provides plenty of natural daylight where there are front facing secondary glazed sash windows and south facing sash windows to the rear which have delightful views of the garden . Radiator.

Shower Room/ Wc

6' 2" x 6' (1.88m x 1.83m)

With large glass shower enclosure with Aqualisa thermostatic shower and a Mira shower seat. Pedestal wash basin and WC. Rear facing sash window providing garden views. Radiator.

Bedroom 2

10' x 11' 8" (3.05m x 3.56m)

With rear facing secondary glazed window which has delightful southerly views. Radiator. excluded from the measurements is a boiler/ cloaks cupboard which houses the Worcester Green, star mains gas fired central heating boiler.

Bedroom 3

7' 9" x 14' 8" (2.36m x 4.47m)

With front facing secondary glazed sash window and radiator. Excluded from the measurements is a deep over stairs storage cupboard.

Exterior Gardens

Superb south facing cottage gardens to the rear. The rear gardens have a shaped lawn with deep shrub and herbaceous borders including hazelnut tree, climbing rose and ferns. the rear gardens are completely enclosed. There is a large natural stone paved patio and a stone out building.

Outbuilding

8' 9" x 3' 9" (2.67m x 1.14m)

This is the former coal/ solid fuel store.

Additional Rear Garden

Situated beyond the cottage gardens separated by a beautiful limestone dry wall with rounded copings,

are mature gardens left to cultivate natural flower and plants.



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welcome to

Mawstone View Main Street, Youlgreave Bakewell

- Full of Character & Charm
- Highly Sought After Location
- Excellent Local Amenities
- Fantastic School's Catchment Area
- Three Generous Sized Bedrooms

Tenure: Freehold EPC Rating: D

£350,000



Please note the marker reflects the
postcode not the actual property

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