



Sally Botham
ESTATES



34 YEOMAN STREET
Bonsall, DE4 2AA
Offers over £375,000

An exceptionally well-presented, delightful character cottage ideally located at the centre of the popular village of Bonsall. The property has been lovingly restored by the current owners, and offers three bedrooms, recently-fitted family bathroom, sitting room with multi-fuel stove, dining room, well-equipped contemporary kitchen, and utility room. There is a delightful terrace garden to the rear of the property and patio terrace to the side and rear.

Bonsall is a delightful historic village nestling in the Derbyshire hills surrounded by wooded hillsides with pleasant walks and fine views. Being ideally located on the edge of the Peak District National Park within easy reach of the towns of Matlock, (3.8 miles) Wirksworth (3.4 miles) and Bakewell (9.4 miles) and within commuting distance of Nottingham and Derby.

01629 760899
sallybotham.co.uk



Entering the property via a composite entrance door with double-glazed and obscured glass panel, which opens to:

RECEPTION HALLWAY 2.60m x 0.92m

Having a side-aspect UPVC double-glazed window, staircase rising to the upper floor accommodation, copper-topped oak panelling to dado height, and limed oak-effect ceramic tiles to the floor. To the door area is an inset mat well. The room has a vertical column central heating radiator, and a panelled door opening to:

DINING ROOM 3.62m x 3.27m

With dual-aspect UPVC double-glazed windows, limed oak-effect ceramic tiles to the floor, and a contemporary central heating radiator. A broad opening leads to:



SITTING ROOM 3.41m x 3.20m

Having front-aspect UPVC double-glazed window and a further side-aspect window with obscured glass flooding the room with the natural light. There are limed oak-effect ceramic tiles to the floor, and a feature fire opening with a stone surround housing a multi-fuel stove. To the side of the chimney are open-display shelves. And the room has a television aerial point with satellite facility, and contemporary vertical central heating radiator.

From the dining room a door opening leads to:

UTILITY ROOM 2.64m x 2.19m

Having rear-aspect double-glazed windows, marble-effect ceramic tiles to the floor, and a worksurface with an inset stainless sink and mixer tap. Beneath the worksurface there are storage cupboards, and space and connection for an automatic washing machine. There is coat hanging space, and a larder cupboard with a power point for a fridge and freezer. There is additional storage space beneath the stairs.

An opening leads to:



KITCHEN 3.61m x 2.17m

With rear-aspect double-glazed windows overlooking the enclosed yard. The room has polished light oak flooring and a good range of contemporary kitchen units with cupboards set beneath a quartz-effect worksurface with a tiled upstand. Set within the worksurface is a Zanussi four-ring ceramic hob. Within the kitchen there is a Zanussi, eye-level double oven and grill. The room has a contemporary central heating radiator and there is an exposed beam to the ceiling. To one of the window reveals, there is exposed brickwork, and an exposed original wooden lintel.

From the hallway, a staircase with a polished pitch pine handrail rises to:

FIRST FLOOR LANDING 2.32m x 0.80m

Having a borrowed light window, loft access hatch, and doors opening to:



BEDROOM ONE 3.70m x 3.38m

With front-aspect UPVC double-glazed windows overlooking Yeoman Street, coving to the ceiling, and contemporary central heating radiator. Set within an alcove, a polished crystal stone worksurface, forms a dressing table with a wall lamp point over. The room has a point for a wall-mounted TV.

BEDROOM TWO 3.67m x 3.35m

Again, with front-aspect double-glazed windows overlooking Yeoman Street. A good-sized double room with ample space for built-in wardrobes if required. There is a contemporary vertical column radiator.

BEDROOM THREE 3.63m x 2.15m

Having a rear-aspect UPVC double-glazed window with views over the garden. The room has a central heating radiator.

FAMILY BATHROOM 3.75m x 1.13m and 2.20m x 1.12m

An L-shaped room with dual-aspect UPVC double-glazed windows with obscured glass, polished light oak flooring, and a contemporary suite with: shower-bath with glass shower screen, and a mixer shower with overhead and handheld shower sprays; dual-flush close-coupled WC; and vanity-style contemporary wash hand basin with waterfall tap, set up on a bespoke rustic unit with storage cupboards beneath.

The bathroom is adorned with polished copper pipework, retrieved from the building during the restoration. There is a contemporary vertical central heating radiator, and a cupboard housing the Baxi combination gas-fired boiler, which provides hot water and central heating to the property.

OUTSIDE

To the side of the property is an area of terrace, ideal for garden furniture and pot plants. The terrace continues around the rear of the property where there is a further yard area ideal for sitting out. Accessed from the yard is a detached outhouse, currently used as a log store and housing the tumble dryer.

From the yard, steps rise to a shared path which gives access to a terraced garden. The lower terrace is laid to lawn and surrounded by mature ornamental shrubs and trees.

The pathway continues to the second terrace, again laid to lawn, and interspersed with ornamental trees. There are pleasant views over the rooftops to the wooded hills that surround the village.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

TENURE Freehold

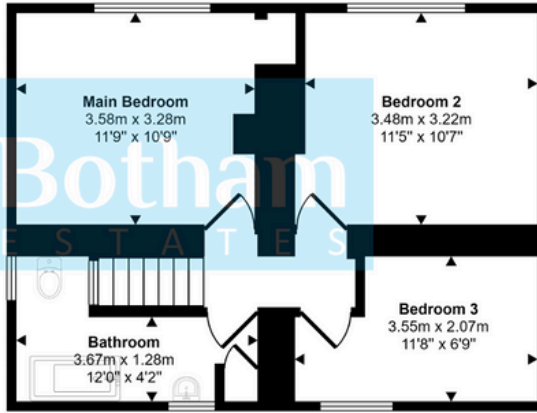
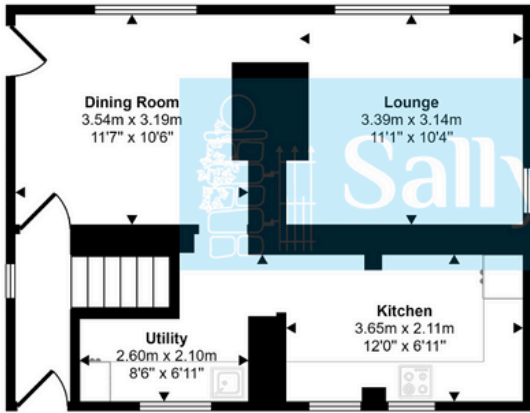
COUNCIL TAX BAND (Correct at time of publication) 'D'

DIRECTIONS

Leaving Matlock along the A6 towards Derby upon reaching Cromford turn right along the A5012 taking the second right into water lane, turn right opposite the Via Gellia mill into Clatterway, follow the road up towards Bonsall village after passing the Park the property can be found on the right hand side.



Approx Gross Internal Area
91 sq m / 983 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



DISCLAIMER

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.