



GRANT'S  
OF DERBYSHIRE

12 Yeoman Street, Bonsall DE4 2AA  
£1,150 Per Calendar Month



We are delighted to offer To Let, this well presented three bedroom semi-detached cottage which is located right in the heart of the popular and sought after village of Bonsall. Retaining original features and lots of character, this property also has gas central heating and uPVC double glazing throughout. The accommodation on offer briefly comprises; Porch, Lounge, Shower Room, Kitchen/Diner and Utility Area to the ground floor and then on the first floor, there's Three Double Bedrooms and a Family Bathroom. Outside there is a private, low maintenance courtyard garden accessed via the Kitchen/Diner and a further courtyard garden to the side of the cottage, accessed via external steps from the front of the property. Virtual Tour available. Fully Furnished. Non-smokers. Pets Considered. Available June 2025



## Ground Floor

Just after the recreation ground, a shared tarmac pathway leads to the public footpath on the left hand side. Follow this and Park Cottage is located to the left hand side of this. Steps rise through a metal garden gate and to the uPVC part double glazed front entrance door. This opens into the:

### Porch 7'5" x 3'2" (2.28m x 0.99m)

With uPVC double glazed windows to the front aspect and enough space for coat and shoe storage. There's an internal window and rear aspect, glazed door which provides access into the:

### Lounge 14'0" x 12'8" (4.29m x 3.88m)

With a side aspect uPVC double glazed window, tiled flooring, wooden beams to the ceiling and a beautiful feature multi fuel log burning stove. There's TV and internet connections in this room and an opening leads into the Kitchen/Diner. A wooden door provides access into the:

### Shower Room 3'10" (max) x 13'11" (into shower cubicle) (1.18m (max) x 4.25m (into shower cubicle))

With tiled flooring, a front aspect uPVC double glazed window with obscured glass and fitted with a three piece suite consisting of low level flush WC, pedestal wash hand basin and double shower cubicle with mains shower over and bifold glass door.

### Kitchen / Diner 14'9" x 12'9" & 9'1" x 6'3" (4.51m x 3.90m & 2.78m x 1.91m)

A beautiful and spacious area with tiled flooring throughout and wooden ceiling beams. The Dining Area has a rear aspect uPVC double glazed window, a fitted dresser and a handy storage cupboard which houses the free-standing washing machine. The Rangemaster cooker is also located in this section of the room. The Kitchen area has side and rear aspect UPVC double glazed

windows and a velux roof light window too, flooding this space with lots of natural light. There's a range of matching cream, shaker style base and drawer units with a granite work top over and a composite one and a half bowl sink with mixer tap over. Further appliances include an integrated under-counter fridge and a free-standing dishwasher. Rear aspect uPVC double glazed french doors provide access to a good sized, private courtyard garden. An opening leads to the:

### Utility Area 11'5" x 3'0" (3.50m x 0.93m)

Housing a free-standing freezer and microwave. Ideal for household items such as hoovers, ironing boards etc.

## First Floor

Stairs rise from the Dining Area to the first floor landing where wooden doors lead to all three bedrooms and the family bathroom.

### Bedroom 1 12'9" (max) x 9'6" (max) (3.89m (max) x 2.90m (max))

A spacious and bright double bedroom with a wooden beam to the ceiling and a rear aspect uPVC double glazed window which overlooks the courtyard garden.

### Bedroom 2 8'3" x 9'6" (2.54m x 2.90m)

A second double bedroom with a wooden beam to the ceiling and a side aspect uPVC double glazed window.

### Bedroom 3 12'8" x 6'2" (3.87m x 1.88m)

Also of double proportion, with wooden beams to the ceiling and wall and a front aspect uPVC double glazed window which overlooks the recreation ground and countryside beyond.

### Bathroom 6'5" (max) x 6'10" (max) (1.96m (max) x 2.09m (max))

With tiled flooring and a rear aspect uPVC double glazed window with obscured glass. Fitted with a three piece suite consisting of low level flush WC, pedestal wash hand basin and panelled bathtub with electric Mira shower over. This room also has a ladder style heated towel rail and an extractor fan.

## Outside & Parking

This property benefits from two low maintenance courtyard gardens. The larger one being very private and accessed via the Kitchen/Diner, with a large garden table and chairs and a barbecue. The second is accessed via steps which lead from the front of the property, around the side. This courtyard has a wooden picnic bench and provides lovely views over the recreation ground. On-road parking can be found on Yeoman Street itself.

## Fully Furnished

Please note, this property is fully furnished.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1730 per annum.

## Directional Notes

From our office at Wirksworth Market Place, proceed along Harrison Drive in the direction of Cromford. Just before the market place in Cromford, take a left hand turn onto Water Lane. Continue for about one mile and just past the Via Gellia Mills turn right as signposted Bonsall. Continue up into the village and you'll see the recreation ground on the right hand side. The property can be found on the right hand side, overlooking the recreation ground, as identified by our To Let board.

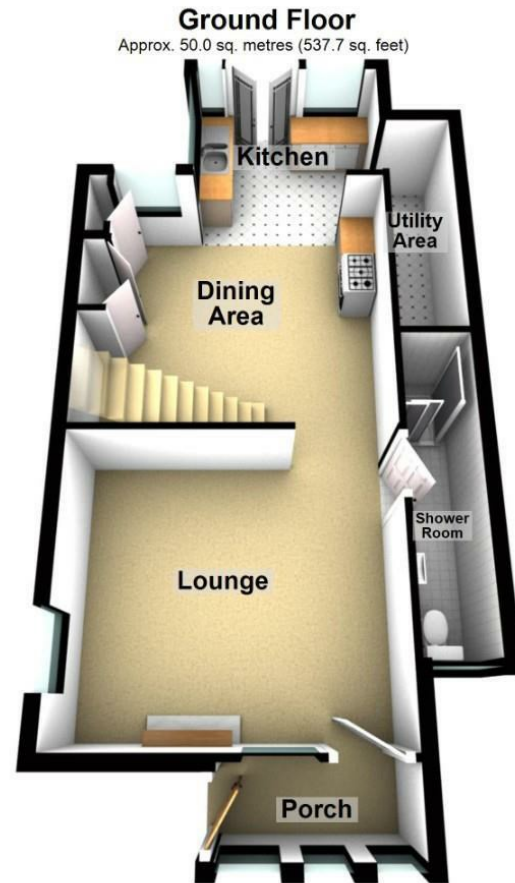












Total area: approx. 84.9 sq. metres (913.9 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

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.

