



GRANT'S
OF DERBYSHIRE

71 Yeoman Street, Bonsall DE4 2AA
Offers Around £264,750

This delightful late 1700's stone built character cottage is located within the conservation area in the historic and sought-after village of Bonsall and in recent years has undergone a full refurbishment including a fabulous two storey extension. Whilst retaining original features like the inglenook fireplace and natural stone windowsills, this property benefits from contemporary kitchen and bathroom suites, gas central heating and wooden double glazing throughout. Beautifully presented, this home briefly comprises; entrance lobby, living room, dining room, rear lobby with pantry, kitchen, two double bedrooms and a family bathroom. To the front of the property there's a low maintenance gravelled front garden, with a lovely outlook, providing the perfect spot to enjoy a cup of coffee or glass of wine. On-road parking can be found to the front of the property, on Yeoman Street. Viewing is highly recommended to be able to fully appreciate this beautiful home.



Ground Floor

The cottage is accessed via a wrought iron gate, passing the neighbouring garden which leads to the front gravelled garden & the beautiful part glazed oak stable, front entrance door (only two years old). This leads into the:

Entrance Lobby 4'0" x 2'7" (1.22m x 0.80m)

Where wooden doors open to both the living room and dining room and stairs rise to the first floor landing.

Living Room 10'8" x 11'1" (3.26m x 3.40m)

A warm and welcoming room with a beautiful stone inglenook fireplace with wood burning stove and dual aspect wooden double glazed windows with deep display natural stone window sills.

Dining Room 8'2" x 10'11" (2.50m x 3.33m)

With tiled flooring and a front aspect wooden double glazed window with deep display, natural stone windowsill with a picturesque outlook. The wall mounted combi boiler is located here in a concealed wall unit and there's ample space for a family sized dining table and chairs. One opening leads to the kitchen and another to the rear lobby with under-stairs cloak store and door which opens into the:

Pantry 10'4" x 2'11" (3.15m x 0.89m)

With side aspect window and lots of fitted shelving, ideal for large household items, food, beverages and kitchen essentials.

Kitchen 6'11" x 10'11" (2.11m x 3.35m)

Recently extended and now boasting this wonderfully bright and contemporary room with front aspect double glazed French doors which open to the lovely front garden. With tiled flooring, a feature exposed brick wall and fitted with a range of matching white base units with granite effect work top over, inset sink with mixer tap and blush pink splashback tiles. Integrated appliances include a Beko four ring gas burning hob, a Beko electric oven and an under-counter fridge. There's also space for an automatic washing machine behind a base unit door.

First Floor

Stairs from the entrance lobby rise to the first floor landing where there's a rear aspect window and doors which lead to both bedrooms and the bathroom.

Bedroom One 10'11" x 11'2" (3.34m x 3.41m)

Of double proportion with beautifully high ceilings and a front aspect, double glazed wooden window with deep display natural stone windowsill which floods this room with natural light.

Bedroom Two 5'8" x 11'0" (1.74m x 3.36m)

A second double bedroom thanks to the recent extension, with a front aspect double glazed wooden window with deep display natural stone windowsill which has a picturesque outlook over the neighbouring garden.

Bathroom 7'5" x 4'1" (2.28m x 1.26m)

A fully tiled room fitted with a three piece suite consisting of panelled bathtub with glass screen and mains shower over, a low level flush WC and pedestal wash hand basin. This room has a front aspect double glazed wooden window with obscured glass, a heated towel rail and a loft hatch providing storage access.

Outside & Parking

The cottage is approached via a shared access wrought iron gate with shared access pathway that leads through the neighbouring garden. This reaches the low maintenance front garden which is laid with gravel and provides the perfect spot for alfresco dining or that morning cup of coffee. On-road parking can be found in front of the property on Yeoman Street itself.

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 pass the park on your right into Yeoman Street. Continue up the road for a short while and the property can be found on the left hand side as identified by our For Sale sign.

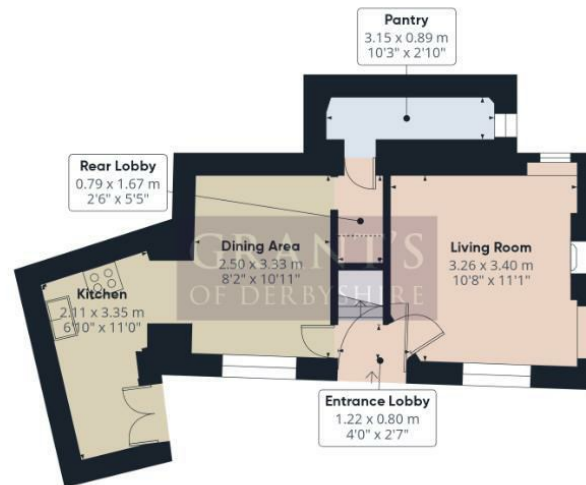
Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1814 per annum.





The Dream Cottage



Floor 0



Floor 1

Approximate total area⁽¹⁾

57.6 m²
620 ft²

Reduced headroom

0.4 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom

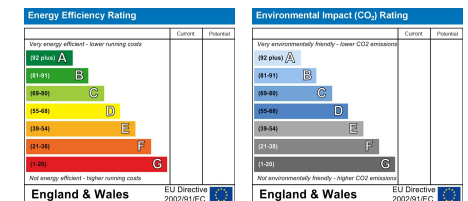
Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 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.



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6 Market Place, Wirksworth, Derbyshire, DE4 4ET
T: 01629 823008
wirksworth@grantsofderbyshire.co.uk
www.grantsofderbyshire.co.uk