



**Pretty Corner Cottage, Bankside, Youlgreave, Bakewell, DE45
1WD
£1,000 pcm**



- Character 2 bed Cottage
- Newly refurbished
- Good sized living room
- New fitted kitchen and bathroom
- Log burning stove
- Garden with stunning views
- Outbuildings
- Popular village location

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A well-presented recently upgraded stone built semi-detached cottage ideally located within easy reach of the amenities at Youlgreave. The property has pedestrian access only and sits in a quiet location with superb far-reaching views over open countryside. The accommodation offers 2 bedrooms, family bathroom, spacious living room, and a recently installed fitted kitchen. There is delightful garden to the front of the property enjoying a southerly aspect.

Youlgreave is a picturesque village within the Peak District National Park surrounded by open countryside with fine views and walks. It is a pretty village of limestone buildings, located above Lathkill and Bradford Dales with good local amenities including: - impressive 12th century Church, 3 pubs, 2 butchers, a post office and a garage. The village has its own water supply company with a stone-built cistern at the centre of the village. Youlgreave is within easy reach of the Market Towns of Buxton, Ashbourne and Chesterfield and is in closer proximity to Bakewell and Matlock. Chatsworth and Haddon Hall are a short drive away.

Entering the property via a half-glazed entrance door which opens to:

LIVING ROOM With front aspect UPVC double glazed windows set within exposed stone mullions. The room has a feature exposed stone wall with a display niche with shelves and fire opening with a raised hearth housing a log burning stove. There is a heavy exposed beam to the ceiling, polished ash flooring and a staircase rising to the upper floor accommodation. The room is illuminated by wall lamp points and there are two column style central heating radiators and an under stairs storage cupboard and original batten door leads to:

KITCHEN With a front aspect UPVC double glazed window, light ash flooring following through from the living room. There is a good range of recently installed units with cupboards and drawers set beneath a timber effect work surface with a tiled splashback. There are wall mounted storage cupboards, set within the worksurface is a porcelain sink with mixer tap having a flexible vegetable spray. There is a 4-ring ceramic hob with an extractor canopy over which is vented to the outside, beneath the hob is a fan assisted electric oven and grill, integral appliances include a slimline dishwasher and fridge. The room is illuminated by downlights and spotlights and there is a vertical column central heating radiator.

From the living room a quarter turn staircase rises to the first-floor landing where batten doors open to:

BEDROOM ONE With a front aspect UPVC double glazed window

overlooking the garden and with views of the wooded river valley to the open countryside beyond. The room has a column style central heating radiator.

BEDROOM TWO With a front aspect UPVC double glazed window, having similar views to bedroom one. The room has a column style central heating radiator.

BATHROOM Having a front aspect window with obscured glass. Suite with panelled bath with mixer shower over and glass shower, dual flush close coupled WC.

OUTSIDE To the front of the property is a forecourt garden with a flagged terrace taking advantage of the southerly aspect and the delightful views. There are borders with ornamental shrubs. Within the garden there are three stone-built sheds, one of which houses the hot water cylinders and controls for the air source heat pump which provides hot water and central heating to the property.

SERVICES AND GENERAL INFORMATION Mains electricity and drainage are connected to the property. Water is supplied from the village water supply. Heating and hot water are provided by an air source heat pump.

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

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