



49 Yeoman Street, Bonsall - DE4 2AA
Offers Around £240,000



49 YEOMAN STREET

Bonsall, Matlock

Located in the heart of the historic and highly sought-after village of Bonsall, this charming end-terrace period cottage offers beautifully presented accommodation finished to an exceptional standard throughout.

Full of character and warmth, the property briefly comprises an entrance hallway, a spacious living room featuring an Aga dual-fuel stove, and a well-appointed fitted kitchen. To the first floor are two bedrooms, including a generous double bedroom and a single bedroom, together with a stylish family bathroom.

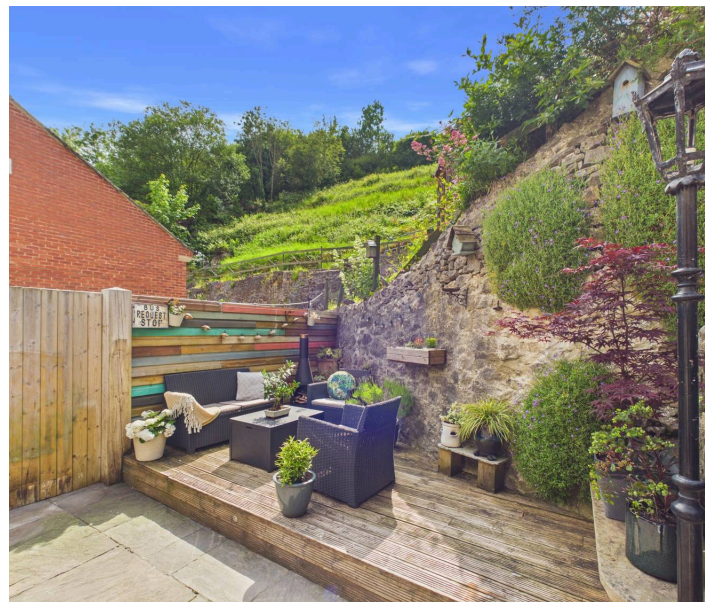
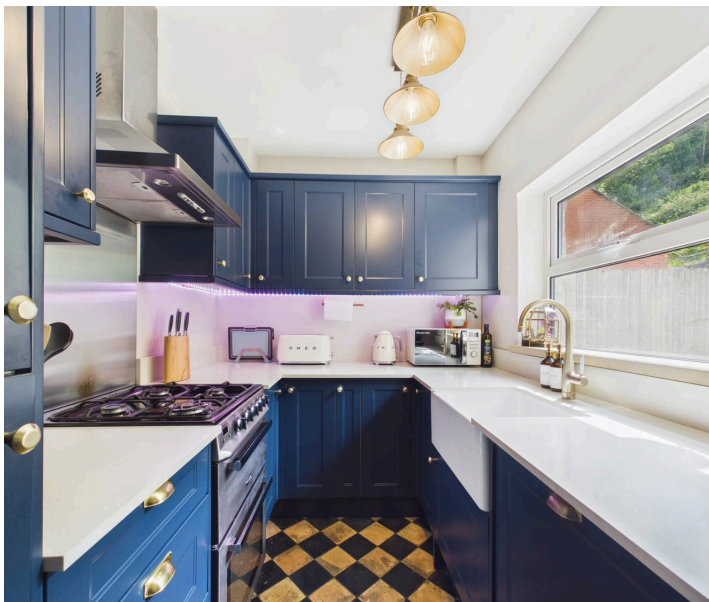
The cottage benefits from gas central heating and double glazing, while the quality of finish is evident throughout, from the engineered oak flooring to the attractive solid oak ledge-and-brace internal doors.

Outside, the property enjoys a delightful and fully enclosed rear garden, bordered by stone walling and timber fencing. Designed for low-maintenance enjoyment, the outdoor space features a good-sized paved terrace along with a raised decked seating area, providing the perfect setting for al fresco dining and entertaining.

Viewing is highly recommended.

Council Tax band: B

Tenure: Freehold





Entrance Hallway

14' 6" x 7' 0" (4.41m x 2.14m)

To the front of the property a part-glazed entrance door, framed by a stone surround, opens into this entrance hallway which creates an excellent first impression. Finished with natural slate tiled flooring, the space is both practical and welcoming. The staircase leads up to the first floor and doors open to both the living room and kitchen. There is an area for coats and footwear and a useful understairs storage cupboard offers additional storage.

Living Room

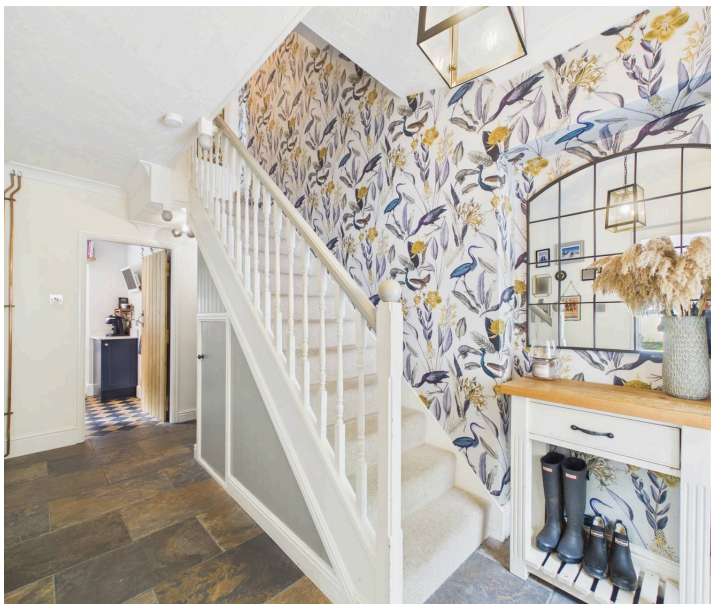
15' 4" x 15' 1" (4.68m x 4.60m)

A delightful and well-proportioned reception room, beautifully light and airy thanks to windows to both the front elevation and a large side-facing bay window, which enjoys pleasant views along Yeoman Street. Character features include coving to the ceiling, a decorative central ceiling rose, and a feature internal window overlooking the hallway. Engineered oak flooring runs throughout, while the focal point of the room is the impressive stone fireplace with a raised stone hearth and brick-lined recess, housing a dual-fuel Aga stove. There is ample space within the room for a dining table and chairs as well as lounge furniture.

Kitchen

11' 8" x 6' 7" (3.55m x 2.01m)

A well-appointed and stylish kitchen fitted with a range of wall and base units complemented by quality work surfaces and matching upstands. The room features charming quarry tiled flooring and enjoys a pleasant outlook over the outside space from the rear aspect window, beneath which sits a traditional Belfast sink with swan-neck mixer tap. Integrated appliances include a fridge, freezer and dishwasher and currently in situ is a Rangemaster cooker, complete with a stainless steel splashback and Rangemaster extractor hood above. A stable-style door provides access to the enclosed rear garden.



First Floor Landing

The staircase leading up from the entrance hallway reaches a landing area from where timber ledge and brace doors open to the two bedrooms and the bathroom.

Bedroom One

15' 7" x 15' 2" (4.74m x 4.63m)

A particularly spacious and beautifully presented double bedroom, enjoying plenty of natural light from windows to the front, side and rear elevations. The side-aspect window enjoys a particularly pleasant outlook. Character features include exposed wooden floorboards and decorative coving to the ceiling and large ceiling hatch with pull-down ladder provides access to the fully boarded loft space, offering excellent additional storage.

Bedroom Two

9' 6" x 6' 6" (2.89m x 1.98m)

A single bedroom that would be equally suited as a nursery or home office. The room benefits from a window to the front aspect and includes a useful over-stairs cupboard providing valuable additional storage space.

Bathroom

11' 8" x 6' 6" (3.55m x 1.97m)

This impressive bathroom has been thoughtfully designed and finished to a high standard, blending contemporary styling with character features. The room is of a good sized and fitted with a three-piece suite comprising a low-level WC, a wash hand basin with mixer tap, and a bath with mixer tap, handheld shower attachment and rainfall shower over. Patterned tiled flooring, an exposed ceiling timber and a traditional-style heated towel radiator enhances the room's character. Inset ceiling spotlights provide excellent lighting, and an obscured side-facing window allows natural light whilst ensuring privacy. A built-in airing cupboard, fitted with slatted shelving, offers excellent storage and also houses the Worcester combination gas boiler.





Outside

To the front of the property, a low natural stone wall forms an attractive boundary, with a gravelled pathway leading to the entrance door and enhancing the cottage's kerb appeal. To the rear, accessed directly from the kitchen, is a delightful enclosed courtyard garden that has been designed for ease of maintenance and outdoor enjoyment. The space features a paved terrace alongside a raised decked seating area, creating an ideal setting for al fresco dining, entertaining guests or simply relaxing. The garden is fully enclosed by a combination of traditional stone walling and timber fencing. Attached to the side elevation is a useful external store measuring approximately 2.39m x 1.07m, providing excellent storage space and benefiting from plumbing for a washing machine.

Parking

While the property does not benefit from allocated parking, there is ample on-street parking available close by.





Floor 0



Floor 1



Approximate total area⁽¹⁾

78.9 m²

850 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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