



Glenmore, Conksbury Lane

Youlgrave, DE45 1WR

A stunning four bedroomed detached family home, beautifully positioned in the village of Youlgrave benefitting from extensive off-road parking and delightful garden with exceptional views.

Occupying a spectacular position backing onto fields and with views across Lathkill Dale, this beautiful home has immaculately presented accommodation arranged over two floors.

The stylish accommodation has been refurbished to the highest of standards by the current owners and features two spacious reception rooms, an impressive bespoke dining kitchen, an L-shaped stunning conservatory and four double bedrooms one being en-suite.

Description

The front door opens to an entrance hall with Victorian style tiling, an original stained and leaded window and access to ground floor accommodation. The sitting room enjoys a dual aspect with a solid oak wood flooring and fireplace with a wood burning stove. A further reception room has a bay window overlooking the front of the property with solid oak flooring and further wood burning stove.

At the heart of the property is a superb dining kitchen with large dining area and kitchen island with quartz worktop. This impressive space has fantastic views across local countryside and stylish tiled flooring with underfloor heating that runs throughout the ground floor. The kitchen features a range of bespoke units with quartz worktops, incorporating double butler sink, integrated dishwasher, five burner range set within chimney breast, two larder cupboards and space for American style fridge freezer. Accessed off the kitchen is a side porch with a pleasant outlook and cloak room WC. An adjoining utility room features further unit storage large Butler sink, quartz worktops and space and plumbing for washing machine and dryer. A Worcester Bosch gas boiler is housed in the utility room.

From the dining kitchen double doors open to an L-shaped conservatory with underfloor heating stunning views across the



- Four bedroomed stone built family home in the village of Youlgrave
- Two stylish reception rooms with wood burning stoves
- Spacious utility room, side porch and cloakroom wc
- Beautifully planted garden backing onto fields

- Gravel driveway with electric gates

- Impressive dining kitchen with bespoke units and five burner range
- En-suite guest bedroom and luxury family shower room

- Exceptional Peak District views across Lathkill Dale
- L-shaped conservatory to enjoy the magnificent garden
- Attractive entrance hall



garden and local countryside.

Stairs rise to the first floor landing with original panelled doors to all rooms. Bedroom one is a dual aspect double bedroom with fitted wardrobes and pleasant views. Bedroom two is a further spacious double bedroom with far reaching views across countryside to the back of the house. A luxury ensuite shower room features, low flush WC, walk in shower enclosure, contemporary wash basin, low flush WC, underfloor electric heating and heated towel rail. Bedroom three is a further double bedroom, currently used as a large home office. Bedroom four is a rear facing double bedroom with a views across local countryside.

A luxury family shower room completes the accommodation featuring double shower enclosure with chrome fittings, low flush wc, oversized contemporary wash basin, underfloor electric heating and heated towel rail.

The property is also served with fast fibre-optic broadband, connected to three access points with WIFI covering the entire house and all-around gardens.

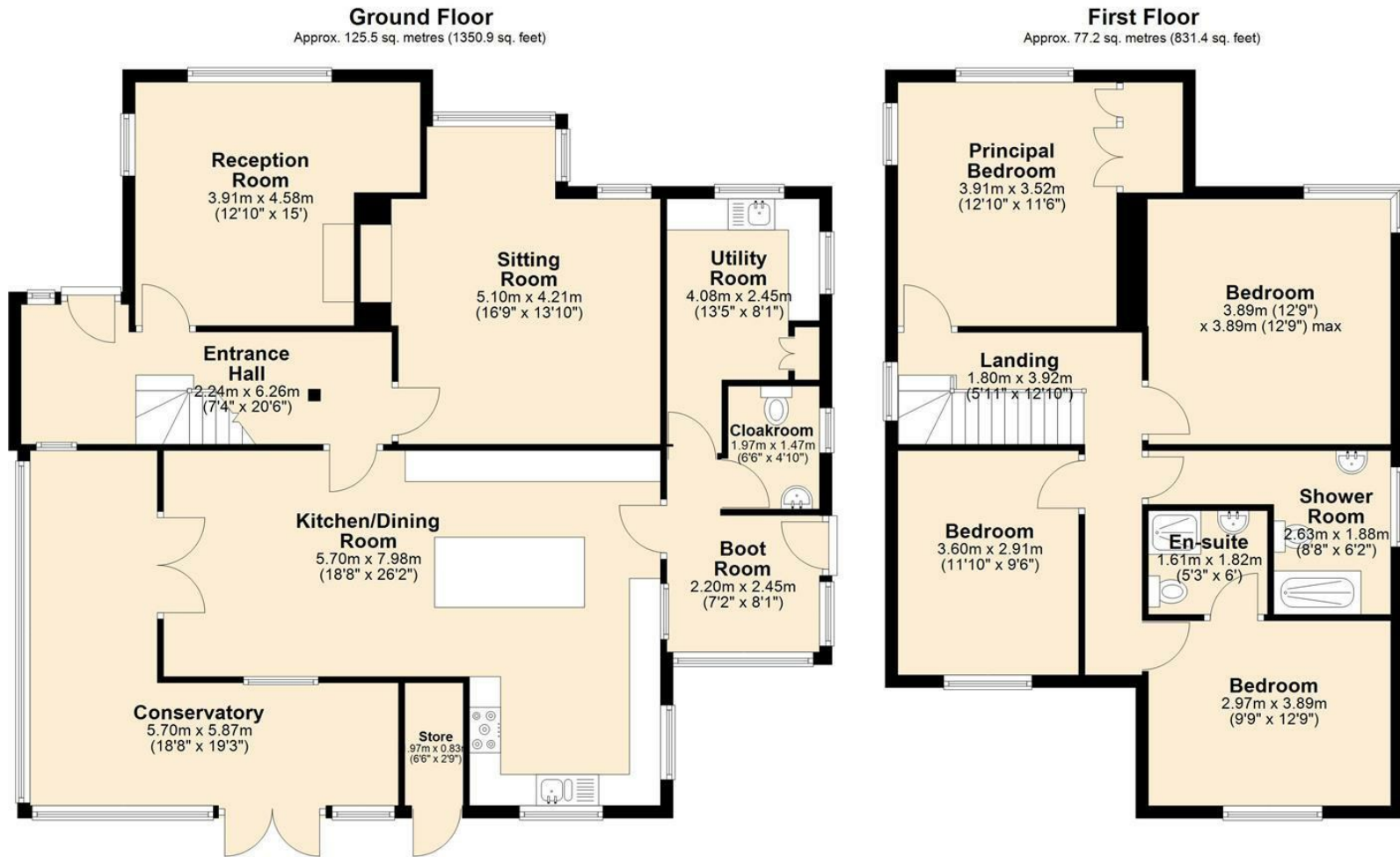
Outside, to the front of the property, electric gates lead to a gravelled parking area for several vehicles. The property stands in stunning, beautifully planted gardens with level lawn, wildflower garden, small orchard and seating areas to enjoy the view. The garden features a wildlife pond and vegetable garden with raised beds and timber greenhouse/potting shed. A lockable implement store is accessed from the garden and two timber sheds and log store are included in the sale.

Freehold. Mains water and drainage. Gas Central heating. Underfloor heating on the ground floor and in the shower rooms.









Total area: approx. 202.7 sq. metres (2182.3 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



Bakewell
 3 Royal Oak Place
 Matlock Street
 Bakewell DE45 1HD
 T: 01629 700699
 E: bakewell@elr.co.uk

Banner Cross
 888 Ecclesall Road
 Banner Cross
 Sheffield S11 8TP
 T: 01142 683388
 E: bannercross@elr.co.uk

Dore
 33 Townhead Road
 Sheffield
 S17 3GD
 T: 0114 2362420
 E: dore@elr.co.uk

Hathersage
 Main Road, Hathersage
 Hope Valley
 Derbyshire S32 1BB
 T: 01433 651888
 E: peakdistrict@elr.co.uk

Rotherham
 149 Bawtry Road
 Wickersley
 Rotherham S66 2BW
 T: 01709 917676
 E: wickersley@elr.co.uk

**EADON
 LOCKWOOD
 & RIDDLE**
 ESTD 1840