



Brifield Cottage, Church Street, Bakewell, DE45 1UR

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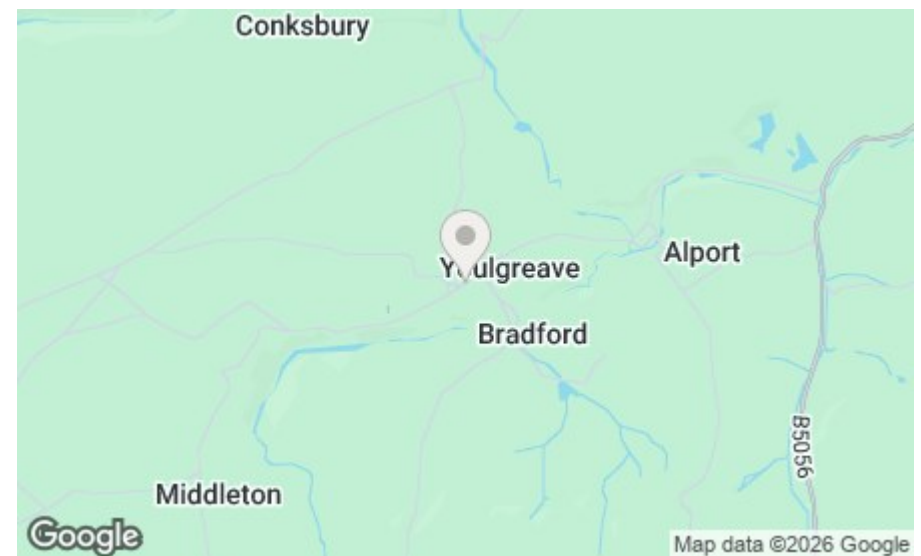
Description

A pretty, stone built cottage that has dressed stone sills and occupies an enviable position in the heart of Youlgrave, a moments walk away from the village amenities which include the busy Bulls Head Hotel. This deceptively spacious property has been extended to incorporate an offshot kitchen, utility and ground floor W.C, to enhance the ground floor footprint and the loft has been converted into a versatile occasional room to complement the two double bedrooms on the first floor. The finish is lovely, with modern fixtures and fittings in all the right places, and the garden enjoys a south facing orientation and a lovely view towards the distant hills, perfect for long summer days. The property is available with no onward chain and will be sure to attract interest.

- ELR Premium sale - Buyers fees of £595 including VAT will apply.
- Two/three bedrooms including two good doubles and a versatile occasional room on the second floor.
- Large sitting room with log burner providing a cosy feel in the winter months.
- Dining room with stripped and stained floorboards,
- Modern bathroom with tiling framing the white suite.
- South facing rear garden with a pleasing aspect.
- Lovely kitchen with Quartz work surfaces, stable door and access to a utility area with cloakroom W.C beyond.
- No onward chain.
- Freehold and Council Tax Band B.
- Gas central heating and double glazing combine to produce an EPC rating of D61.







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