



# The Old Bakery, Church Street, Youlgrave

Bakewell, DE45 1UR

A charming five-bedroom period family home, conveniently located in the heart of Youlgrave, offering versatile accommodation, a separate one-bedroom annex, excellent off-road parking, and a stone-built garage with adjoining carport.

Occupying a prominent double-fronted position, this unique home is beautifully presented throughout and offers excellent flexibility for multi-generational living or income potential. The separate accommodation could be utilised for holiday letting, ancillary accommodation, or potentially converted back to commercial use, subject to any necessary consents, having previously operated as part of the village bakery. The property retains many attractive character features including high-quality sash windows, high ceilings, original fireplaces, and exposed beams.

#### Accommodation

The front door opens into a welcoming entrance hall with fitted storage, staircase to the first floor, and access to the ground floor accommodation. The principal reception room is a charming sitting room with a front-facing aspect and a stylish stone-built fireplace incorporating a stove. To the rear of the property is a beautifully appointed dining kitchen featuring tiled flooring and a central peninsula unit with breakfast bar seating. The kitchen is fitted with a range of panelled units with granite worktops and incorporates an electric Aga, electric oven, integrated microwave, fitted dishwasher, integrated fridge, and instant boiling water tap. Accessed from the kitchen is a useful shelved pantry and adjoining utility room, which offers further storage units, including additional worktop space, sink and drainer, and space and plumbing for a washing machine and dryer. A stable door leads directly to the rear courtyard.

From the entrance hall, a further reception room—formerly the old bakery shop—offers excellent versatility and retains many original features including an open fireplace, exposed



- Five-bedroom period family home in the village of Youlgrave
- Stone-built garage with adjoining car port
- Utility room and lovely rear courtyard garden
- Majority double glazing
- Separate one-bedroom annex with outside seating area
- Three lovely reception rooms
- Potential self-contained guest/letting accommodation in the main house
- Off-road parking for up to three vehicles
- Stylish kitchen with electric Aga and pantry
- Family bathroom and separate stylish shower



ceiling beams, fitted storage, and an additional front entrance.

To the rear of this room is a cosy snug featuring an original baking oven, rear-facing sash window, and access to the rear of the property.

The first floor is accessed via two separate staircases leading to an attractive landing with high ceilings. To one side of the house are two generous double bedrooms, one enjoying a front-facing aspect and the other overlooking surrounding fields to the rear. Both benefit from fitted storage. A further single bedroom, currently used as a home office, also enjoys a front-facing aspect. These bedrooms are served by a stylish family shower room comprising a walk-in shower enclosure, low-flush WC, wall-mounted wash basin, and fitted storage. A dividing door separates a further section of the first floor, where two additional bedrooms and a bathroom create an ideal self-contained guest or letting area if required.

The front-facing bedroom features a fireplace, fitted storage, and wash basin, while the rear-facing double bedroom is currently arranged as a twin room and enjoys pleasant countryside views. These rooms are served by a family bathroom fitted with a white suite and shower over bath. The second staircase provides access back down to the additional reception room/snug.

#### Outside

To the rear of the property is an enclosed stone-flagged courtyard garden with attractive potted plants, external WC, and useful lockable storage. There is off-road parking for up to three vehicles and access to a stone-built garage with double doors and stone built carport.

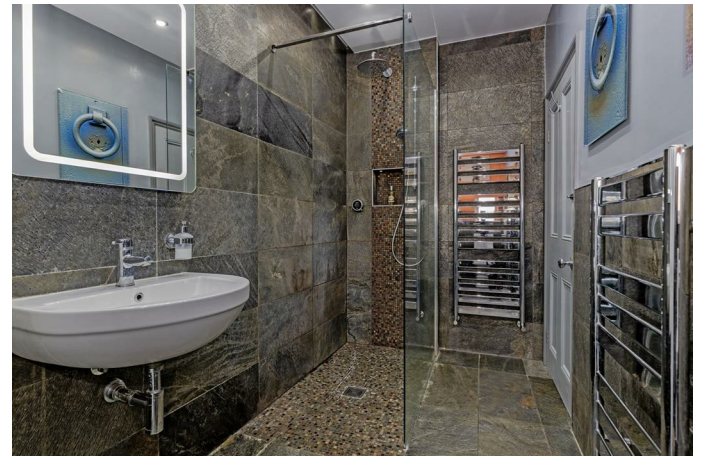
#### Separate Annex

Positioned above the garage is a stylish one-bedroom annex with a decked seating area enjoying lovely views across the surrounding countryside. The well-presented annex features solid wood flooring and offers open-plan living accommodation incorporating sitting, dining, and kitchen areas. An inner hallway with storage leads to a spacious dual-aspect double bedroom with fitted storage and a bathroom fitted with a white suite. This superb annex offers excellent income potential or could serve as ideal guest accommodation.

Internal viewing is highly recommended to fully appreciate the flexibility and charm of this exceptional home.

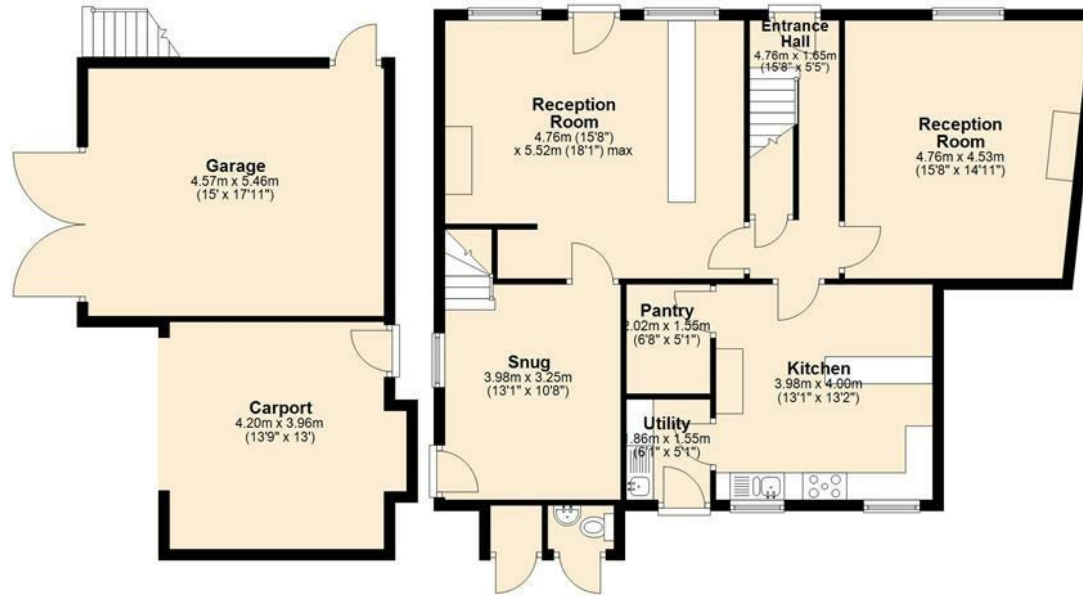






### Ground Floor

Approx. 136.9 sq. metres (1473.1 sq. feet)



### First Floor

Approx. 134.4 sq. metres (1447.1 sq. feet)



Total area: approx. 271.3 sq. metres (2920.2 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.



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