BRICKS + MORTAR

Yeoman Street,
Bonsall, DE4 2AA

Benefitting from a substantial programme of renovations, this beautifully-presented detached cottage is brimming with high quality upgrades. In addition to the new kitchen, new bathroom, new windows, radiators and boiler, the home also has a new wood burner, new flooring and landscaped garden with new fencing. Furthermore, the 35ml thermal board plastering to the walls and 300ml loft insulation significantly improve heat retention in the home.

Located in the centre of this picturesque and popular village, a gate opens into the courtyard garden, with space for outdoor seating and dining. The entrance hallway leads through to the dining room, sitting room, kitchen and utility. To the first floor are three bedrooms and the family bathroom. Steps from the courtyard garden lead up to the two-tier upper garden which both have lawns and plenty of space to sit and admire the panoramic views over the village rooftops. It's a wonderful, peaceful spot from which to enjoy the woodland all around.

Bordering the Peak District National Park, Bonsall is a charming village which was historically a thriving lead-mining location. Nowadays, villagers and visitors alike explore the Limestone Way path and network of walks in all directions then refuel at The Fountain Tea Rooms (including village shop), Barley Mow and Kings Head pubs. The village field includes a playground and football pitch - and there is a beautiful church just behind the home as well as picturesque steep dales, woods and cliffs all around. Famously, the annual World Championship Hen Race takes place at the Barley Mow pub every August!

- Substantially renovated detached cottage
- Sheltered courtyard garden and two-tier upper garden
- New windows and entrance door
- New radiators, new boiler and thermal board plastering
- New wood burner, new insulation in loft and ceilings
- Landscaped garden and new fencing
- New flooring throughout
- New fitted kitchen and new bathroom suite
- Beautifully presented throughout
- Located in the heart of this popular village

£375,000

Yeoman Street, , Bonsall, DE4 2AA

Front of the home and Courtyard Garden

With a fresh coat of white paint and exposed stone side wall, this attractive three bedroom home is located in the heart of Bonsall. A path on the left acts as a discreet space in which to store bins. Enter the garden through a modern timber gate, with a wall-mounted letterbox to your left. The L-shaped courtyard garden has a distinctly Mediterranean feel - especially on a sunny day.

There is plenty of space for seating and outdoor dining with views across to the wooded hillside rising up above the rooftops opposite. Beyond a stone outhouse on the right is another sheltered seating/dining area with a very tall cliff wall on the right-hand side. Lighting is provided by lights mounted on the exterior wall of the house. A gate leads to the winding path up to the upper gardens.

Enter the home through the composite front door with chrome handle.

Entrance Hallway

There is a mosaic-tiled floor as you enter, which gives way to porcelain floor tiles for the rest of the hallway. There is a ceiling light fitting, window on the left and a modern slate grey vertical radiator. On the right are stairs to the first floor landing and, in front, a door to the dining room.

Dining Room

11'7" x 10'5" (3.54 x 3.19)

This lovely bright dual aspect room has a south facing window and wide west facing window, bringing lots of natural light flooding in. The room has a porcelain tiled floor, high ceiling with light fitting, another modern vertical radiator and plenty of space for an 8-seater dining table. Open entrances lead through to the sitting room, utility room and on to the kitchen.

Sitting Room

11'1" x 10'3" (3.39 x 3.14)

We love this cosy room with stylish decor, two windows and a new wood burner and flue set within the chimney breast. Above the burner is a large stone plinth, with a stone jamb to the left. The alcove to the left has fitted shelving. This room has porcelain tiled flooring flowing seamlessly through from the dining room, a vertical radiator and ceiling light fitting.

Utility Room

8'6" x 6'10" (2.6 x 2.1)

Formerly the kitchen, this is now a good-sized utility room with storage space on the right under the stairs. The worktop is set beneath an east facing window looking out to the courtyard garden - and has an inset square stainless steel sink with chrome mixer tap. Below the worktop are a range of fitted cabinets, with space and plumbing for a washing machine. The full-height cupboard at the end has power points within it and space to house a fridge-freezer. The room also has a ceiling light fitting and tiled floor.

Kitchen

11'11" x 6'11" (3.65 x 2.11)

The sleek contemporary kitchen occupies the space where a former outhouse was - and is a stunning upgrade. With a wooden floor, whitewashed walls and emerald splashback tiling, it's an elegant, attractive kitchen. The long L-shaped worktop provides plenty of space for small appliances and food preparation. At the left hand end, the AEG double oven has cabinets above and below. The range of glossy white base-level cabinets include some open shelving and there is a Zanussi integral four-ring electric hob above. Two windows look out to the courtyard and the room includes three ceiling light fittings, a modern radiator and cute recessed alcove - perfect for a vase.

Stairs to first floor landing

Painted wooden stairs with a handrail on the right lead up to the carpeted landing, where there is a ceiling light fitting and loft hatch overhead. An internal window 'borrows' light from the bathroom and matching doors lead into the bathroom and three bedrooms.

Bedroom One

11'8" x 10'9" (3.58 x 3.28)

An elegant double bedroom at the front of the home, with views across to woodland opposite. The room is carpeted and has a ceiling light fitting and radiator. The alcove in the corner has been skilfully adapted as a dressing table/home office area with a fixed marble shelf and wall light.

Bedroom Two

11'5" x 10'6" (3.48 x 3.22)

Another large double at the front of the home, this has a wide west facing window bringing lots of natural light in. The room is carpeted and has a radiator, ceiling light fitting and lots of space for a bed and furniture.

Bedroom Three

11'7" x 6'9" (3.55 x 2.07)

Currently used as a combined home office and dressing room, this has views across to the upper garden from the east facing window. The room is carpeted and has a radiator and ceiling light fitting.

Bathroom

12'0" x 4'2" (3.67 x 1.28)

We adored this pretty bathroom with its pink walls and wooden floorboards. The unusual L-shaped room has two external windows and the aforementioned internal (high) window to the area over the stairs. The large contemporary bath has a waterfall chrome mixer tap and, above, a mains-fed shower with monsoon shower head, standard shower head and glass screen. The rectangular ceramic sink also has a chrome waterfall mixer tap and sits atop a wooden vanity unit. The ceramic WC with integral flush is tucked discreetly around the corner. The room also has a tall cupboard housing the modern Baxi boiler and a vertical radiator.

Upper Gardens

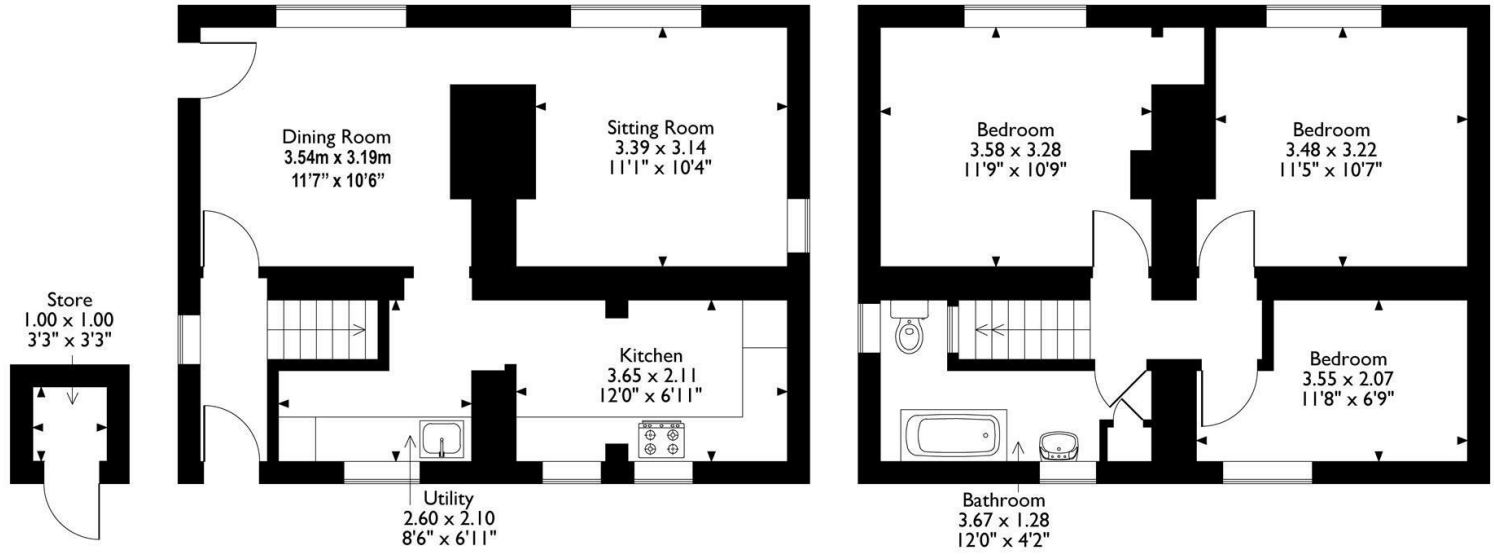
Charming stone steps and a grassy path wend up from the ground level courtyard garden to the landscaped two-tier upper gardens. Tier 1 is sheltered and private - and gets the sun from last morning through to sunset. This home is on the sunny, west facing side of the street and this garden has a lawn, new gate and fence and also has space for a shed and storage unit. There is a raised flower bed at the rear with a tall stone wall rising up to the edge of the second tier garden.

The grassy path continues curving up to the higher garden. From here you have spectacular 180-degree panoramic views over village rooftops and wooded hillsides. There is plenty of space for seating and outdoor dining on this lawned garden, which has new fencing and a range of bushes and young trees including a Japanese red cedar, sycamore, Italian cypresses and an eye-catching blue spruce. It is an idyllic garden filled with the sound of birdsong and offering tremendous elevated views.

Disclaimer

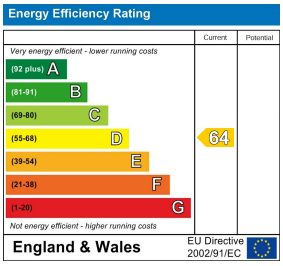
IMPORTANT NOTE TO POTENTIAL PURCHASERS: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us

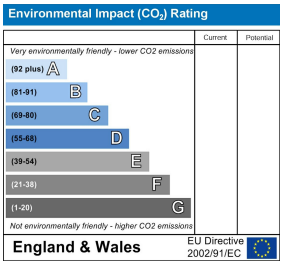
34 Yeoman Street
Approximate Gross Internal Area
93 Sq M / 1001 Sq Ft



Outbuilding **Ground Floor** **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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