



Coldwell End, Youlgrave Bakewell, DE45 1UY

With stunning views over Bradford Dale, this 1780s cottage has a detached double garage, tiered garden, two double bedrooms and an outbuilding with sauna, shower and office. Located in this very popular village, the home was originally part of the Haddon Hall estate. In addition to the double garage, there is plenty of on-street parking right outside and a free car park 50 yards away.

On the ground floor, the entrance hallway leads through to the living room and kitchen-diner. On the right is a useful utility room and WC. To the first floor are two double bedrooms and a shower room. The tiered garden includes a large dining patio with elevated views, summer house and an outbuilding with sauna, shower and home office/hobby room.

We love Youlgrave, with several pubs, cafes, primary school and beautiful walks in all directions. Located just three miles south of Bakewell, it's a popular village with walkers and cyclists using it as a base to explore Lathkill Dale, Arbor Low and the unspoilt countryside all around. Chatsworth House, Buxton, Matlock and Ashbourne are all within a short drive, as are the natural delights of the Derbyshire Dales and Peak District.

- 1780s detached cottage
- Originally part of the Haddon Hall estate
- Spectacular panoramic views of Bradford Dale
- South facing tiered garden with patio and summer house
- Extended by current owner to maximise views
- Double detached garage
- Council Tax band C
- Kitchen-diner with Bosch and Zanussi appliances
- In heart of popular village with great facilities
- Outbuilding with sauna, shower and office room

£375,000

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Front of the home

Ten steps down from the road with a handrail on the right lead down to the front door, with a Ring doorbell to the side. A decorative iron gate in front leads through to the rear garden. There is an overhead wall-mounted light and space on the left for storage and planters. It is a sheltered private entrance.

Entrance Hallway

Enter the home through the part-glazed front door. The hallway has a tiled floor, strip light and wall light. There is an under-stairs cupboard and stairs to the first floor on the left, with a door to the living room in front. A sliding door on the right opens to reveal the utility room and WC.

Living Room

16'6" x 11'1" (5.05 x 3.4)

The focal point of this spacious room is the large gas fire, set upon a granite hearth with stone surround. The high ceiling has an original oak beam and recessed ceiling spotlights. The room has laminate flooring, alcoves with an oak beam and shelving, and a radiator. Open entrances lead through to the kitchen and dining room.

Kitchen

11'9" x 7'10" (3.6 x 2.4)

The kitchen and dining room are part of the two storey extension carried out during the ownership of the current owner. It provides open plan living. From the living room, there is a tiled floor with several wall-mounted cabinets on the left and also on the right, with open shelving below.

The attractive country-style kitchen has a long U-shaped tiled worktop and a range of high and low level cabinets. There is an integral Zanussi chest-height oven and modern four-ring Bosch electric hob with extractor fan above. Beneath the wide south facing window (with stunning views to Bradford Dale) is a stainless steel sink with chrome mixer tap. The kitchen also has a strip light, recessed ceiling spotlights and two steps down to the dining room.

Dining Room

23'3" x 11'1" (7.1 x 3.4)

This lovely bright room has double French doors to the rear garden and angled roof windows overhead with fitted blinds. The fitted bench provides seating for a six-seater dining table. The room has a tiled floor, wall lights, strip light and several fitted cabinets beneath the open shelving looking through to the kitchen. Situated between the living room, kitchen and outside dining patio, this is a great space in which to gather with friends and family.

Utility Room

9'4" x 5'8" (2.85 x 1.75)

The very useful utility room has a tiled floor and lots of shelving and hanging space - the perfect place to kick off footwear after a hearty local walk. On the right is space and plumbing for a washing machine, tumble dryer and space for a fridge-freezer. The room has a strip light and sliding door to the WC.

WC

This ground floor WC has a ceramic WC, ceramic pedestal sink with chrome taps, radiator, ceiling light fitting, frosted double glazed window and tiled floor and walls.

Stairs to first floor landing

Carpeted stairs with a pine banister on the left curve up to the first floor landing. There is also a stairlift in-situ which can remain if you wish. At the landing there is a large ceiling light fitting, window, wall light and matching white panelled doors to the shower room and two double bedrooms.

Shower Room

8'10" x 5'8" (2.7 x 1.75)

The spacious shower room has a large walk-in shower on the right with reinforced glass screen, mains-fed shower and tiled surround. The room has a capsule WC, ceramic sink and lots of open storage and cute small cupboards. There is a mosaic tiled floor, frosted double glazed window, ceramic sink, ceiling light fitting and wall lights. We adore the stained glass internal window with stone surround.



Bedroom One

13'5" x 10'4" (4.1 x 3.15)

A large double with breathtaking south facing views, this L-shaped room has the equivalent of 2.5 double fitted wardrobes. The room is carpeted and has a radiator, two ceiling light fittings and loft hatch.

Bedroom Two

12'9" x 11'11" (3.9 x 3.65)

With magnificent views south to the dramatic wooded hillside of Bradford Dale opposite, this room has three south facing windows. The room is carpeted and has a radiator, two ceiling light fittings, large window seat and loft hatch. The full-width very deep fitted wardrobe has two double door access points.

Rear Garden

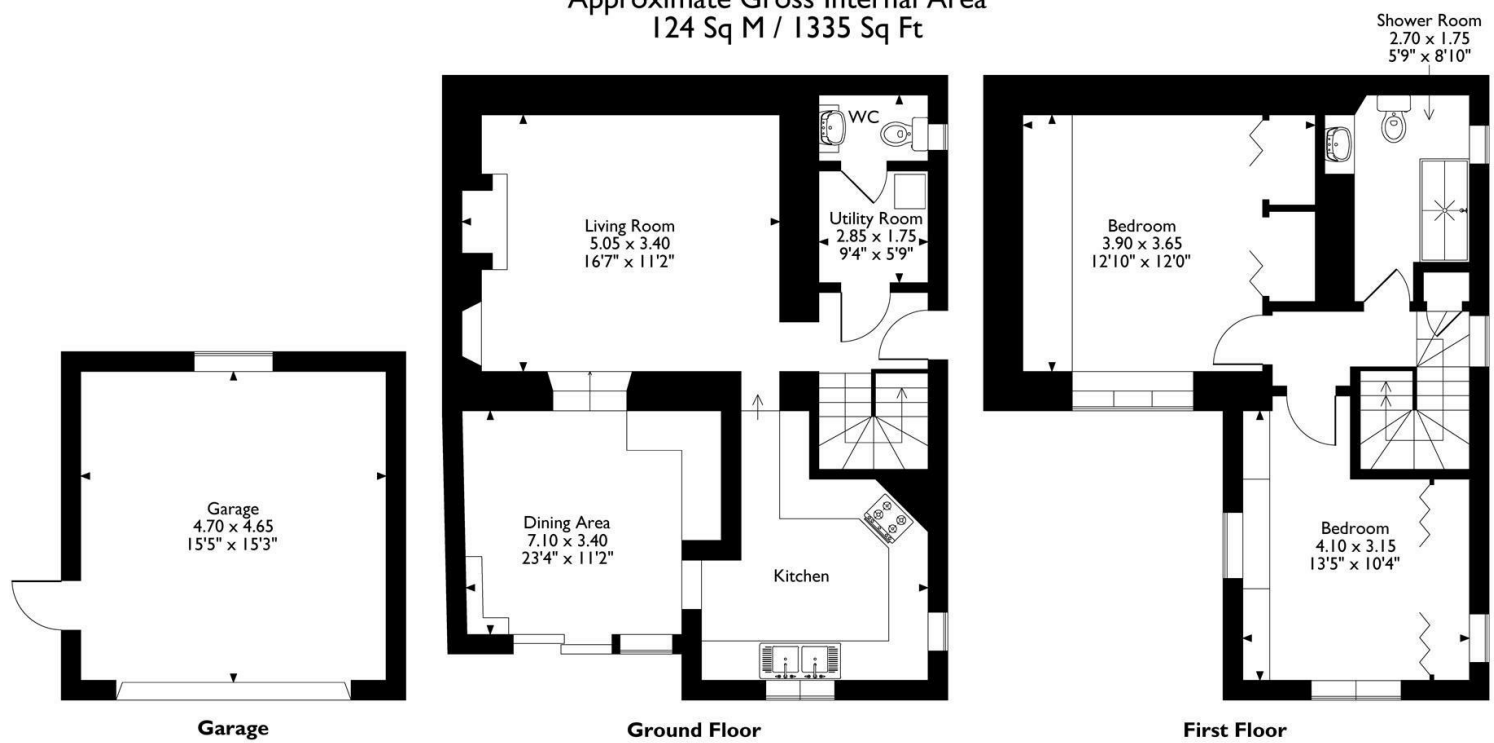
This peaceful sanctuary has simply wonderful panoramic views over the wooded Bradford Dale opposite and below. Accessed from the path down the side of the home and from the dining room, you alight upon the spacious dining patio. This has plenty of space for outdoor seating and dining. Eight steps with a handrail on the right lead down to the lawn and a substantial outbuilding with shed, office, sauna and shower. It's a versatile room, carpeted and has two windows, a Velux window, two ceiling light fittings and wall light. It could also be a games room or hobby room.

Steps lead further on down through another decorative iron gate to the lower garden. There is decking and a summer house with lighting and power. The lawn slopes downwards and there are timber fences on each side. Here, the only sounds we could hear were birdsong and the River Bradford babbling far below.

N.B. New EPC pending



Overdale
Approximate Gross Internal Area
124 Sq M / 1335 Sq Ft



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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC