



Lyndhurst, The Yeld

Bakewell, DE45 1FH

Ground Floor

The entrance is through a substantial glazed porch, perfect for shedding coats and muddy boots after a day outdoors and features exposed stonework. Upon entering, you are greeted by a grand entrance hall featuring a staircase that leads to a galleried landing, setting the tone for the elegance that follows.

The ground floor is particularly striking, with three reception rooms that provide ample space for both relaxation and entertaining. The formal living room, adorned with a bay window, is dual aspect and showcases high-quality neutral décor alongside a stunning stone fireplace that serves as a lovely focal point. Adjacent to this is a light and airy formal dining room, also dual aspect, which features another charming fireplace. This space seamlessly flows into a wonderful family area, complete with patio doors that open onto a terrace, perfect for enjoying the outdoors.

The high specification kitchen is a chef's dream, arranged in a practical U-shape and equipped with an eye-level double oven, a generous range of wall and floor base units, integrated appliances, and polished granite worktops. Additionally, the property includes a utility/laundry room with a sink, further storage cupboards and granite worktops, as well as a convenient downstairs cloakroom, and a W/C with rear access to the garden. The kitchen, utility and family room also benefit from being fully tiled, adding to the convenience of this space.

For those in need of storage, the integral garage can be accessed from the utility room, providing further convenience with its up-and-over door.



- Superb four bedroom, detached family residence
- Located on The Yeld with stunning countryside views
- Master bedroom with dual aspect, storage and en-suite
- Bay windowed lounge and separate formal dining room
- Beautifully appointed kitchen with separate utility room
- Stunning, private rear garden with substantial terrace
- Useful separate outbuilding and garden Summer House
- Attractive décor throughout with recent family bathroom
- Gated driveway with parking for multiple vehicles
- GUIDE PRICE £650,000 to £675,000



First Floor

The first floor is accessed via the central staircase leading up to an impressive galleried landing. This area is not only spacious but also provides an opportunity for additional storage or a serene reading nook. The first floor comprises four generously sized double bedrooms, each designed to maximise comfort and style. The principal bedroom is particularly noteworthy, featuring dual aspect windows that frame breath-taking countryside views. It is complemented by modern, glass-fronted sliding wardrobes and a luxurious en-suite shower room, complete with full tiling and convenient under-sink storage.

The second largest bedroom also accommodates a kingsize bed and includes built-in storage, while the third and fourth bedrooms are perfect for family or guests, with one offering lovely views of the countryside and the other overlooking the private garden.

The recently fitted family bathroom is a highlight of the home, showcasing contemporary grey porcelain wall tiling and a stylish three-piece suite, including a thermostatic shower over the bath. Additional features such as a vanity unit with storage, an illuminated heated mirror, and recessed spotlighting enhance the modern living experience.

External

One of the standout features of this residence is the beautifully landscaped private rear garden, which serves as a tranquil retreat. The garden is thoughtfully designed, featuring a substantial Indian Stone flagged terrace that provides multiple areas for outdoor entertaining. The chic Summer House, accessible through patio doors, adds an extra touch of elegance and functionality to the outdoor space. A staircase leads up to a generous lawn area, surrounded by vibrant borders filled with mature plants, shrubs, and seasonal flowers, creating a picturesque setting complete with a charming stone sundial.

The property also benefits from ample parking, with space for up to four vehicles on the paved driveway, which is secured by wooden gates. Additionally, a further outbuilding offers extra storage, catering to all your needs.

This home is not just a property; it is a lifestyle choice, offering a peaceful environment while being conveniently located near the amenities of Bakewell. With its blend of traditional charm and modern comforts, this house is a must-see for anyone looking to settle in this beautiful part of the Peak District.

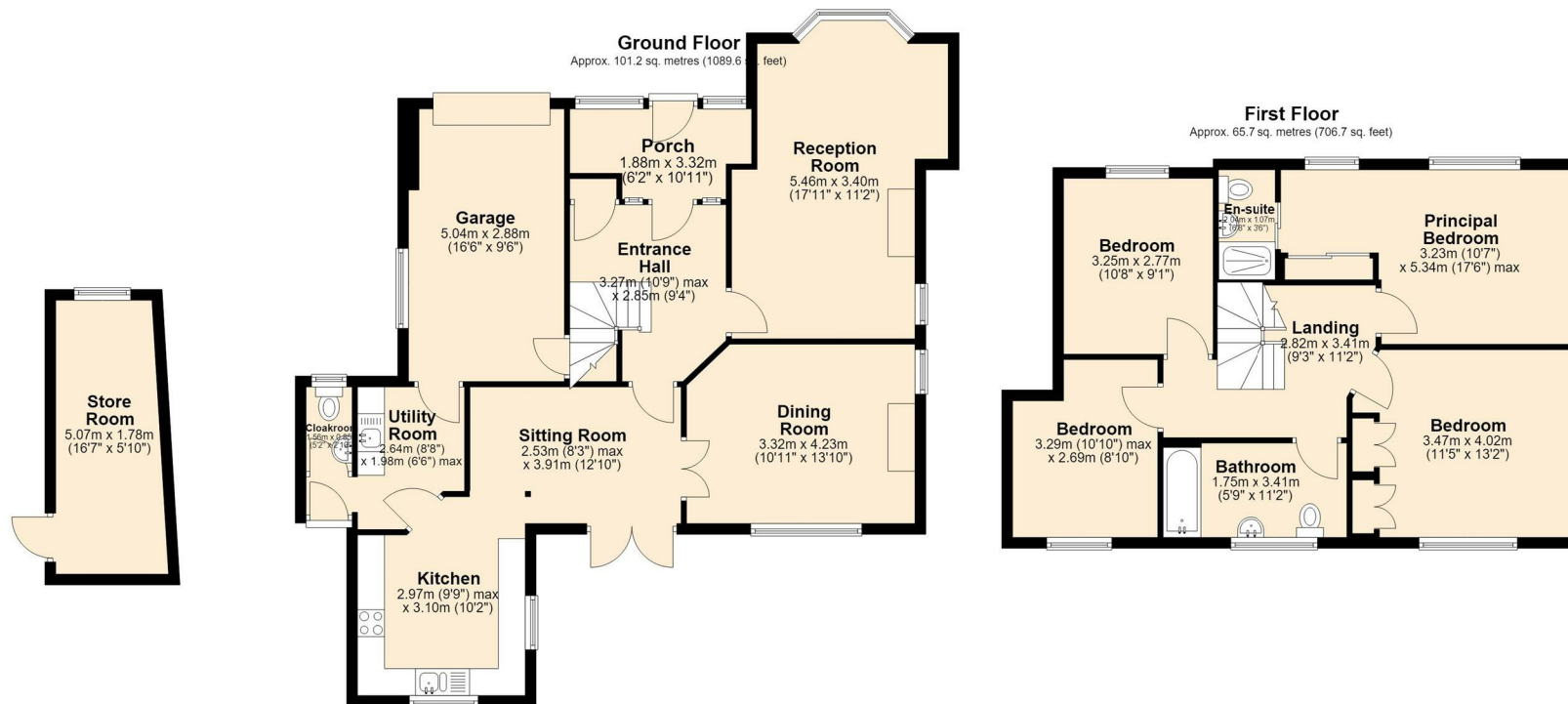
Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money









Total area: approx. 166.9 sq. metres (1796.2 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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