2 Stores Cottage Off Fountain Square, Youlgrave, DE45 1UR

Saxton Mee

Lettings

2 Stores Cottage Off Fountain

Youlgrave

Per Calendar Month

£1,200 Per Calendar

A Gorgeous Stone Built Period Cottage Centrally Positioned In A Highly Desirable Derbyshire Village With Private Off Road Parking For Two Cars.

This delightful Grade II Listed stone-built cottage exudes charm and character, seamlessly blending period features with modern comforts. Situated in the heart of the sought-after Derbyshire village of Youlgrave, within the scenic Peak District National Park, it offers a tranquil retreat with convenient access to local amenities.

Comprising two double bedrooms, this cottage boasts a peaceful courtyard setting and easy access to village shops, country inns, a Post Office, and a highly regarded Primary School. Nearby attractions include the market town of Bakewell, historic Matlock, and an array of stunning local walks.

The accommodation includes an entrance lobby, a dual-aspect living room featuring a log-burning stove, and a fitted dining kitchen with integrated appliances, exposed stonework, underfloor heating and French doors leading to the outdoors. An adjoining utility room adds practicality to the living space.

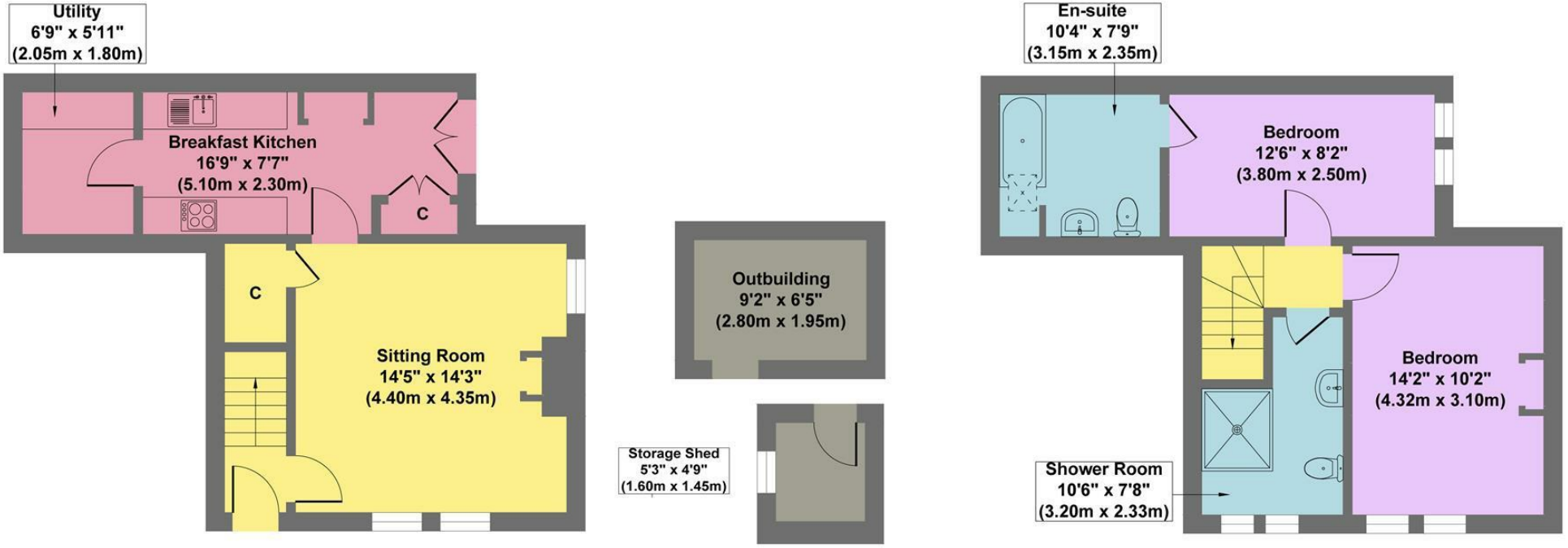
Upstairs, the landing leads to a double bedroom with an adjoining shower room, and another double bedroom with an en-suite bathroom.

Outside, an attractive front patio area offers allocated private parking for two vehicles.

UNFURNISHED 6 or 12 MONTH TENANCY. Restrictions: No smokers. Energy Efficiency Rating D. Council Tax Band C

- Highly Sought After Peak District Village
- Thriving Village Community
- Easy Reach Of Beautiful Local Walks
- Two Stone Stores Offering Potential To Convert To A Home Office
- Peaceful Courtyard Setting
- Private Off Road Parking For Two Vehicles
- Close To Local Shops & Country Inns

2 Stores Cottage



Ground Floor
Approximate Floor Area
440 sq.ft
(40.88 sq.m.)

Outbuildings
Approximate Floor Area
85 sq.ft
(7.89 sq.m.)

First Floor
Approximate Floor Area
440 sq.ft
(40.88 sq.m.)

Approx. Gross Internal Floor Area 988 sq.ft / 91.78 sq.m

Illustration for identification puposes only ,measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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