



Dale View Brookleton, Youlgrave, Derbyshire, DE45 1UT



# Dale View Brookleton

## Youlgrave

Offers Over

# £725,000

Set within a tranquil and highly sought-after Peak District village, this impressive four-bedroom detached period property enjoys a truly enviable position with far-reaching views stretching beautifully across Bradford Dale. Occupying a generous plot, the home effortlessly combines timeless character with everyday practicality, offering a rare opportunity to acquire a residence of both charm and substance in an exceptional rural setting.

With off-road parking, the property immediately conveys a sense of warmth. The inviting front entrance hall welcomes you with its traditional tiled floor. The sitting room where a large window perfectly frames the spectacular outlook, while a feature marble fireplace with an open fire grate creates a cosy focal point. The dual aspect dining room is equally impressive, enhanced by its own feature fireplace and recessed display shelving.

A fitted breakfast kitchen, complete with a quarry tiled floor and a range of units and integrated appliances. This space flows naturally into a practical utility room, along with a ground floor WC and rear entrance lobby. Upstairs, the first floor landing leads to four well-proportioned bedrooms, all enjoying pleasant aspects, alongside a family bathroom and separate WC, offering flexibility for modern living.

Externally, the generous garden is a true highlight, featuring a delightful seating terrace positioned to fully appreciate the breathtaking views across Bradford Dale. It is an idyllic space for relaxing, dining outdoors, or simply soaking in the peaceful surroundings.

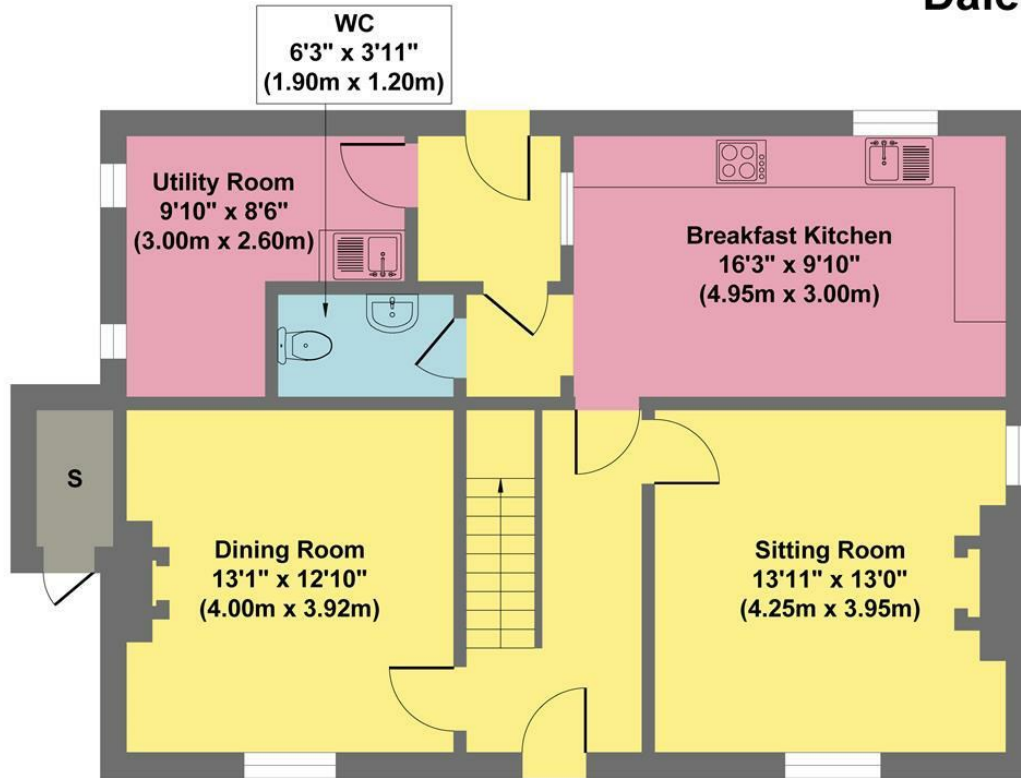
The property is located in the heart of Youlgrave, a village renowned for its strong community spirit and excellent local amenities, including traditional pubs, shops, and scenic countryside access. Of particular note are the exceptional walks through Bradford Dale, where winding paths, limestone scenery and unspoilt natural beauty provide an ever-changing backdrop right on the doorstep.



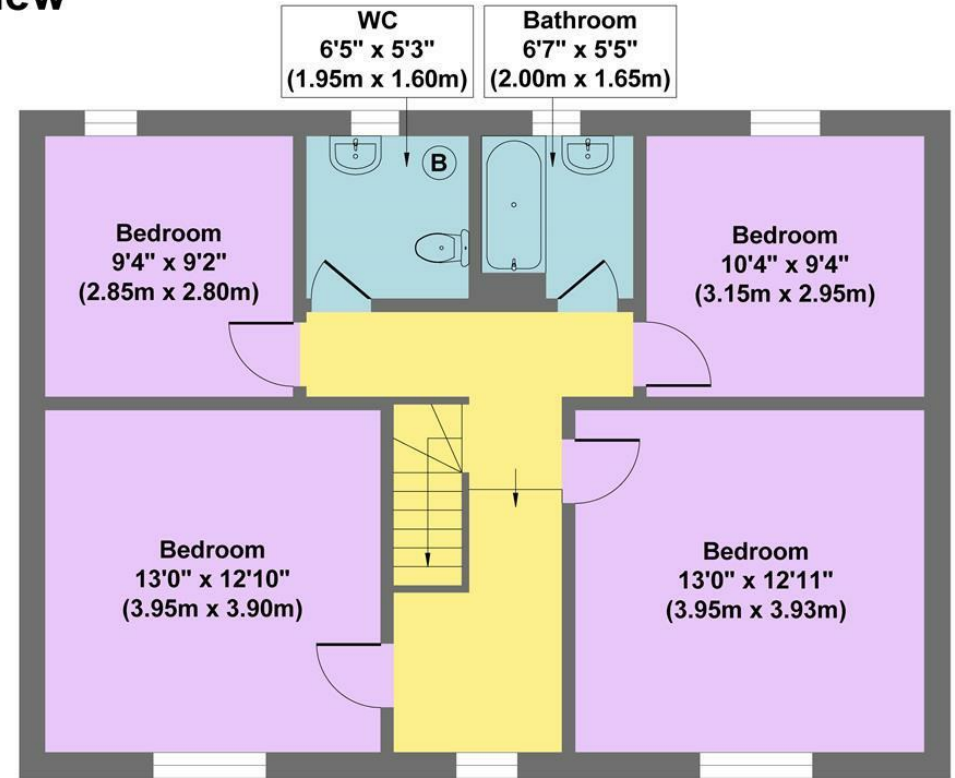
- Idyllic Setting
- Within Highly Regarded Primary & Secondary School Catchment
- Brimming With Character Features
- Simply Stunning Views
- Excellent Village Amenities
- Large Garden
- Off Road Parking
- No Upward Chain
- EPC: TBC
- Viewings: Bakewell Office



## Dale View



**Ground Floor**  
Approximate Floor Area  
796 sq.ft  
(73.94 sq.m.)



**First Floor**  
Approximate Floor Area  
796 sq.ft  
(73.94 sq.m.)

**Approx. Gross Internal Floor Area 1592 sq.ft / 147.88 sq.m**

Illustration for identification purposes 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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