



White Swan Cottage, 5 Church Street

Youlgrave, Bakewell, DE45 1WL

A charming Grade II listed two bedroomed cottage, believed to date back to 17th century, benefitting from well-proportioned accommodation, rear yard and delightful cottage garden. This wonderful home was historically two separate cottages and has a wealth of attractive features alongside excellent accommodation, including two generous double bedrooms and a stunning dining kitchen.

The front door opens to the entrance porch with quarry tiled flooring. A glazed door leads to the sitting room with a front facing Georgian style mullioned window allowing excellent natural light. The focal point of the room is provided by an open fireplace.

At the heart of the property is a very spacious dining kitchen with quarry tiled flooring and lovely original fireplace with multi-fuel stove. There is ample space for a family sized table and chairs and a side facing window provides good natural light. Original beams adorn the ceiling and a staircase rises to the first-floor landing. The kitchen features a range of units surmounted by worktops with a four-burner hob and fan/filter over. There is space for a dishwasher, washer dryer and standalone fridge freezer. A stainless steel sink and drainer is set under a side facing window overlooking the yard. A stable door leads to a side porch providing access to the yard. Accessed off



- Grade II listed two bedroomed end terraced cottage in the village of Youlgrave
- Downstairs cloakroom/wc
- No onward chain
- Ideal full time residence or second home
- Magnificent dining kitchen with original fireplace & Multi-Fuel Stove
- Two very generous double bedrooms
- Lovely cottage garden to the rear
- Sitting room with open fireplace and Georgian style windows
- Formerly two separate cottages
- Yard area, two sheds and views of village Church



the porch is a cloakroom/wc with wall mounted wash basin and plumbing for a washing machine.

From the dining kitchen stairs rise to the first-floor landing with side facing window and latched doors to all rooms. The master bedroom is a generous double with front facing Georgian style window, solid wood flooring and a separate dressing area/office. Bedroom two is a side facing double bedroom with solid wood flooring and a window seat with storage beneath. The family bathroom completes the accommodation comprising a panelled bath, separate shower enclosure, low flush wc and pedestal wash basin. The immersion heater is housed in a cupboard with further storage above. A side facing Velux window provides excellent natural light.

Outside, to the front of the property a pillared wrought iron gate provides access to the front door with delightful seating area and stone raised beds. To the rear of the property is a yard leading to a charming private garden laid to lawn with deep floral borders and two sheds. From the garden there are beautiful views of the village Church Spire.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

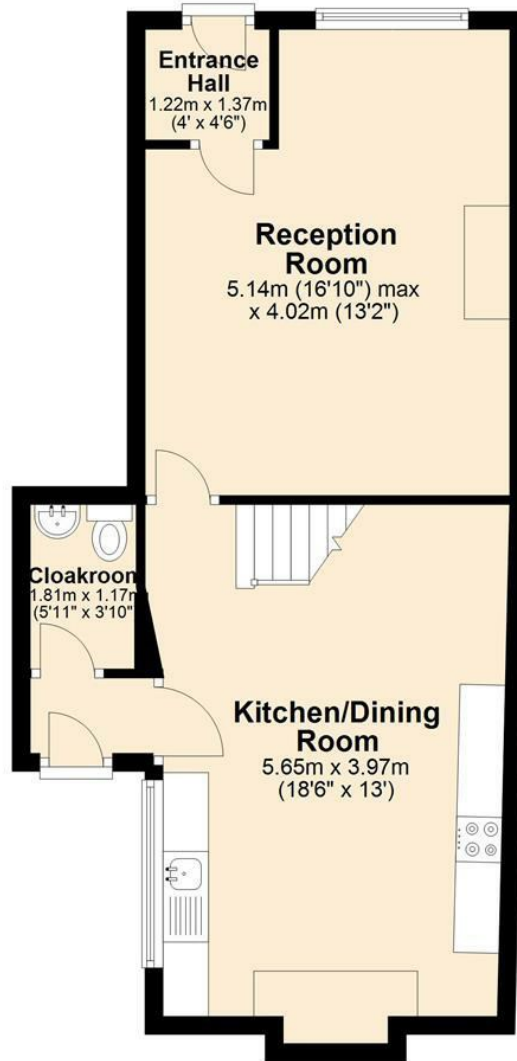






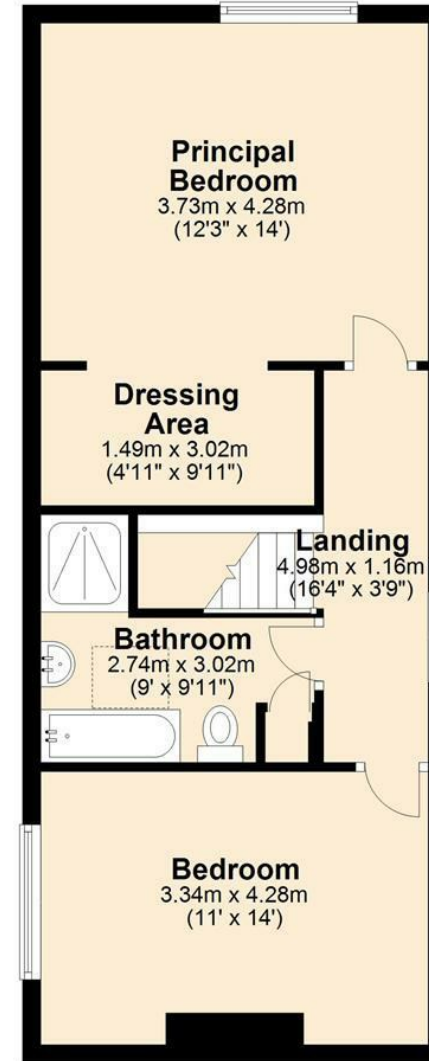
Ground Floor

Approx. 46.3 sq. metres (498.3 sq. feet)



First Floor

Approx. 48.2 sq. metres (518.8 sq. feet)



Total area: approx. 94.5 sq. metres (1017.1 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.



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

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