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ESTD 1840



Willow Cottage, Coldwell End, Bakewell, DE45 1WB

Offers In The Region Of £235,000

# Willow Cottage, Coldwell End, Bakewell, Derbyshire DE45 1WB

**Tenure:** Freehold

**Local Authority:** Derbyshire Dales

**Council Tax:** Band A

**EPC Rating:** D

A "petite" Chocolate Box cottage within the sought after village of Youlgrave.

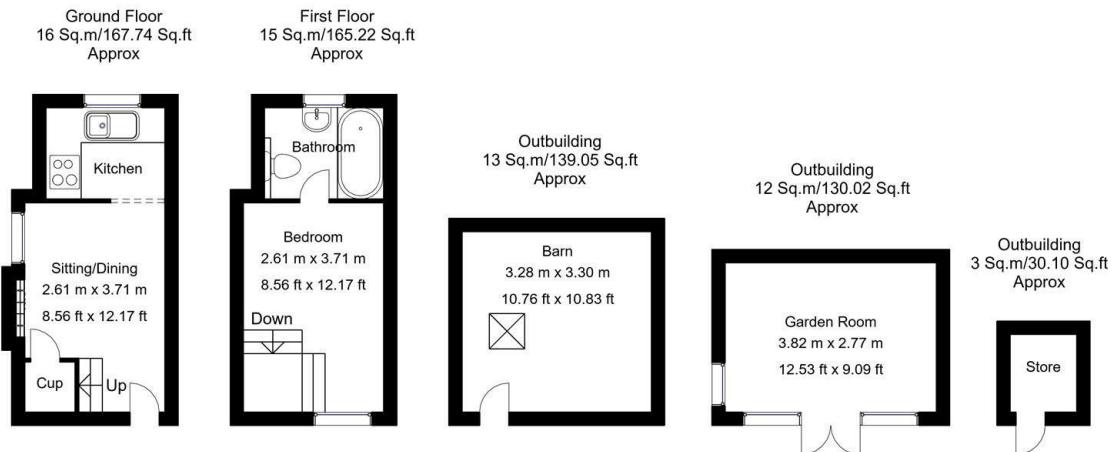
A stable door opens to the sitting room with solid oak flooring, stone built fireplace /stove, beams to the ceiling and side facing window. There is space for a small dining table and chairs and a solid wood staircase rises to the first floor with convenient storage beneath. An opening leads to the kitchen with a range of Shaker style units with roll edge work tops and space for stand-alone oven, under counter fridge and washing machine. A stainless steel sink and drainer is set beneath a rear facing window with lovely views across local countryside.

Stairs rise to a first floor and delightful master bedroom with double aspect and original stone built fireplace. A door leads to the adjoining bathroom with white suite comprising bath with shower over, pedestal wash hand basin and low flush WC. Boiler for central heating system, with Hive remote control (installed October 2023). There are stunning views across Bradford Dale.

Outside, separate from the property is an elevated garden with magnificent views towards Stanton in the Peak. This wonderful 'secret garden' is mainly laid to lawn with well stocked borders and patio area, ideal for sitting out during summer months. There is a superb garden room by Dore Garden Offices which has electricity, spotlights and underfloor heating. This magnificent space is ideal for use as a garden office, further reception room or ancillary accommodation. The contemporary garden room is timber clad and features a thermostat, UPVC double glazing and the elevated position affords stunning views across the village. A stone built barn with electricity and coal store provides excellent storage for the property. On road parking only, no allocated parking.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is not to be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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