



Calton Cottage Conksbury Lane, Youlgreave, DE45 1WR

Saxton Mee

Calton Cottage Conksbury

Guide Price

£275,000

£275,000 - £300,000 Guide Price

Idyllic Derbyshire Cottage

A well presented two double bedroom detached stone-built cottage, situated in the heart of Yowlgrave within the Peak District National Park. Ideally suited as either a main residence or holiday cottage, this charming property is conveniently located close to local shops, cafés and country inns, with beautiful walks nearby at Bradford Dale and throughout the surrounding countryside.

Yowlgrave enjoys a thriving village community, offering shops, cafes, country inns, a highly regarded primary school and historic church.

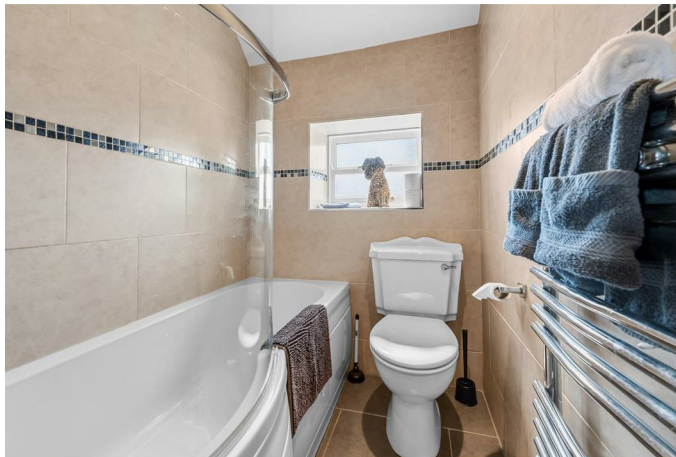
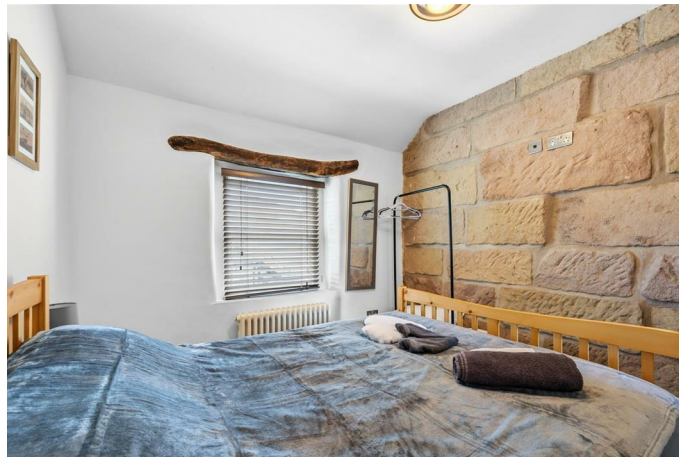
The accommodation comprises a welcoming sitting room featuring a Stovax wood-burning stove and the unique feature of an original well, together with a stylish dining kitchen fitted with a gas hob, electric oven and underfloor heating, along with a downstairs WC.

To the first floor are two double bedrooms and a contemporary bathroom fitted with an electric shower. Outside, there is a low-maintenance York stone courtyard garden.

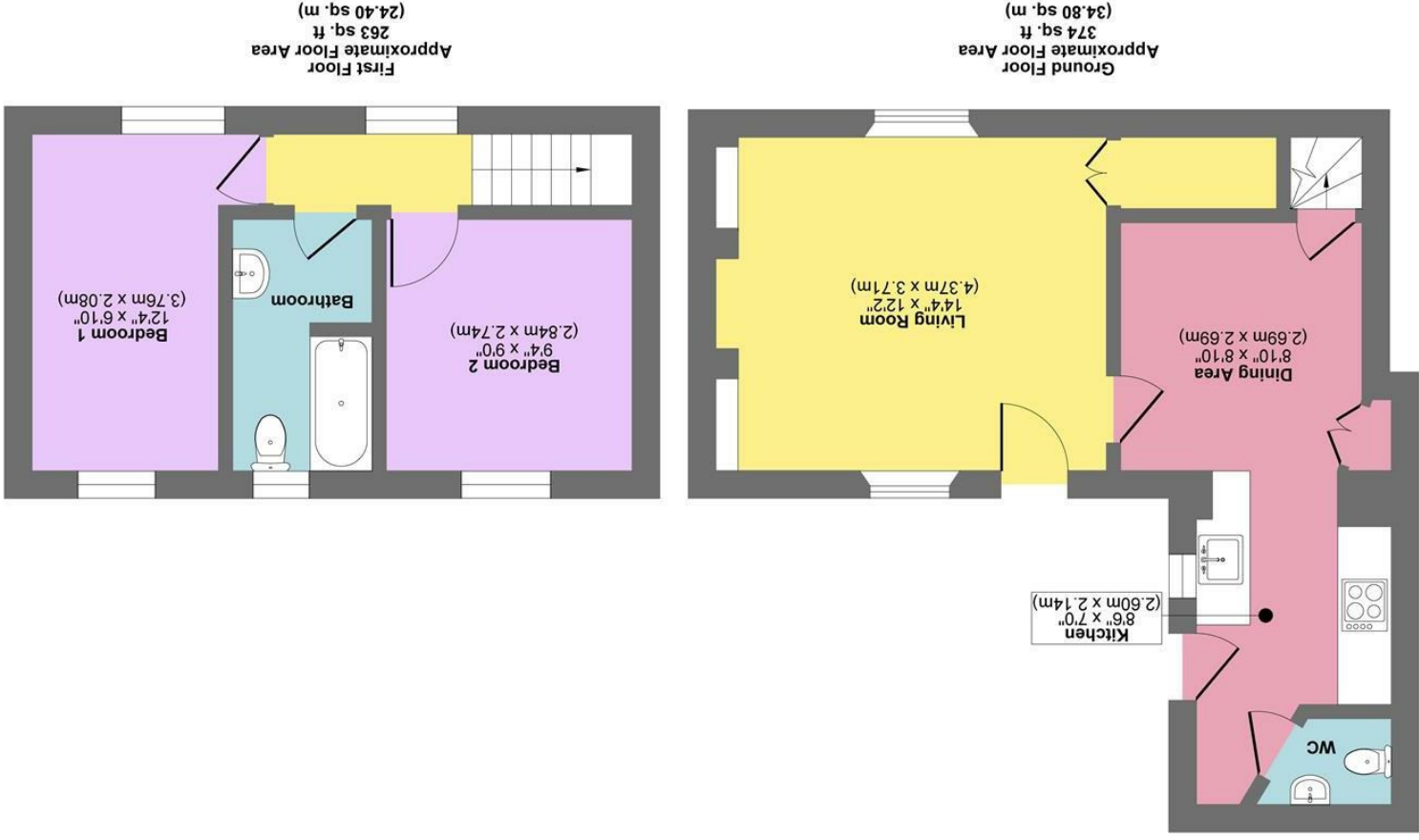
The property is offered with no upward chain and is currently operated as a holiday let, with contents available by separate negotiation.

- No Upward Chain
- Easily Managed Courtyard Garden
- Picturesque Peak Park Setting
- Lady Manners School Catchment
- Easy Access To Local Walks & Cycle Trails
- Excellent Local Amenities
- Traditional Features Alongside High Quality Fittings
- Easy Commutable Distance To Major Commercial Centres
- EPC: D
- Viewings: Bakewell Office





Calton Cottage



Approx. Gross Internal Floor Area 637 sq. ft / 59.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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.



Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk
Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk
Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk
www.saxtonmee.co.uk