



**EADON LOCKWOOD & RIDDLE**  
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Willow Cottage, 1 Coldwell End, Youlgrave, DE45 1WB



# Willow Cottage,

1 Coldwell End, Youlgrave, DE45 1WB

An attractive stone built end terraced one bedroomed cottage enviably located in the village of Youlgreave with delightful separate garden, stunning garden room, lovely views and detached barn. This chocolate box cottage has beautifully presented accommodation arranged over two floors with attractive features include stone built fireplaces, solid oak flooring and solid wood windows. This truly unique property benefits from a beautiful 'secret garden' with magnificent views and a contemporary garden room/home office by Dore Garden Offices.

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. There is a heated towel rail and 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 newly roofed stone built barn with electricity and coal store provides excellent storage for the property.



- Delightful one bedroom cottage in the village of Youlgrave
- Stunning separate garden with magnificent views
- Timber clad garden room by Dore Garden Offices

- Separate detached barn, ideal for storage
- Sitting room with solid oak flooring and log burner
- Kitchen with Shaker style units
- Spacious master bedroom

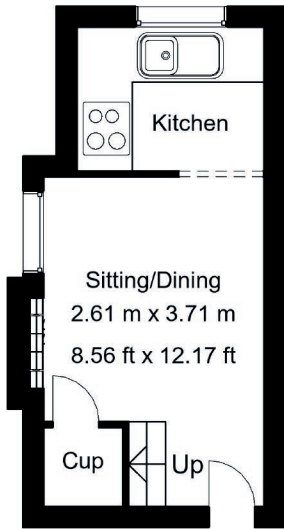
- Adjoining bathroom
- Ideal for full time residence or second home
- Internal viewing essential



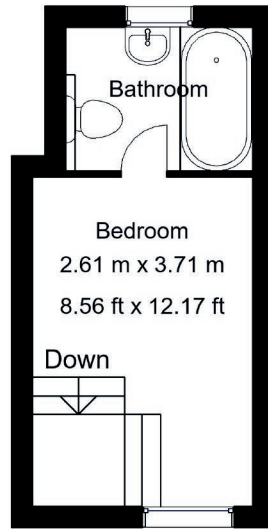




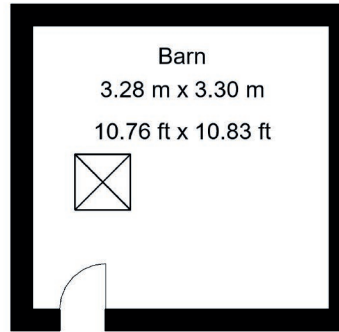
Ground Floor  
16 Sq.m/167.74 Sq.ft  
Approx



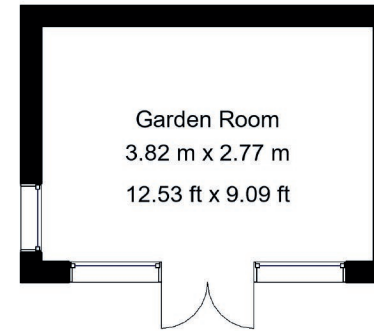
First Floor  
15 Sq.m/165.22 Sq.ft  
Approx



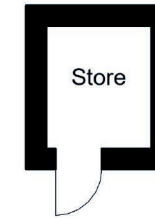
Outbuilding  
13 Sq.m/139.05 Sq.ft  
Approx



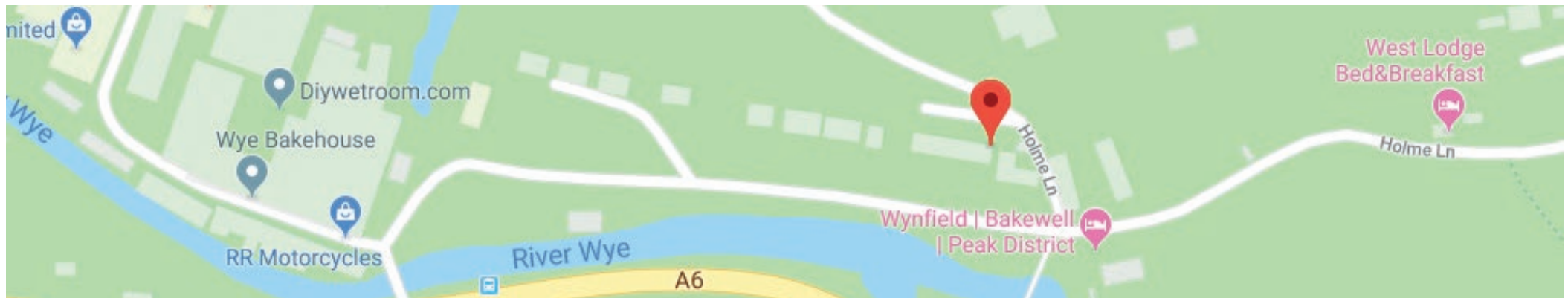
Outbuilding  
12 Sq.m/130.02 Sq.ft  
Approx



Outbuilding  
3 Sq.m/30.10 Sq.ft  
Approx



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.



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