

Dragon Cottage

Middleton-by-Youlgrave, Bakewell, DE45 1LS



Dragon Cottage, a Grade II listed stone cottage in Middleton-by-Youlgrave, offers two bedrooms, character features and a low-maintenance courtyard garden. Located in the Peak District, close to Bakewell and Buxton, it's an ideal holiday let, retreat, or home with no upward chain.

£325,000



John German 

Nestled in the heart of the picturesque village of Middleton-by-Youlgrave, Dragon Cottage is a Grade II listed, two-bedroom mid-terrace stone cottage offering charm and character throughout. Situated within the stunning Peak District National Park, this property benefits from a central location close to the popular towns of Bakewell, Buxton and Ashbourne. Currently run as a successful holiday let, it provides an exciting opportunity for those seeking a ready-made investment opportunity, a peaceful holiday retreat, or a permanent home in this sought-after rural setting.

The cottage features a thoughtfully maintained interior that blends traditional charm with modern comforts. The low-maintenance courtyard garden provides an outdoor space to relax, while the surrounding area offers a wealth of scenic country walks right on your doorstep. With no upward chain, Dragon Cottage is ideally suited to couples looking to downsize to a tranquil village lifestyle or those eager to take advantage of its proven holiday let potential, offering all the benefits of a quintessential Peak District home in an enviable location.

Middleton-by-Youlgrave is a small rural village located within the Peak District National Park, surrounded by the scenic Derbyshire countryside. It offers a balance of rural charm and convenient access to nearby towns and cities, with Bakewell being 6 miles away, Ashbourne 12 miles away, Buxton 12 miles away and Sheffield 22 miles away. The neighbouring village of Youlgrave provides a variety of amenities including a primary school, doctors, village shop, pubs, a church and public transport links. Additionally, the area falls within the catchment for the highly regarded Lady Manners School. There is a regular bus service from the village to Bakewell and surrounding areas and a school bus from the village for Lady Manners.

The lounge/diner is a dual-aspect room with stone mullion windows to the front and rear. A staircase to the first floor includes a useful understairs storage cupboard, and an inset multi-fuel burner serves as the focal point of the room. A door provides access to the kitchen.

The kitchen is equipped with electric underfloor heating and features wooden preparation surfaces with an inset ceramic sink, adjacent drainer and chrome mixer tap, all complemented by a matching upstand surround. It offers a range of storage options including cupboards and drawers and is fitted with integrated appliances such as a fridge freezer, washing machine, Siemens electric oven and grill, and a Siemens four-ring induction hob with a matching extractor fan. Wall-mounted cupboards provide additional storage, and a wooden door opens to the courtyard garden.

Moving onto the first floor landing, there are doors off to the bedrooms and bathroom. Both bedrooms are spacious doubles. Bedroom one features stone mullion windows to the front, adding character, along with a practical over-stairs storage cupboard that doubles as a wardrobe. The second bedroom includes a built-in airing cupboard and wardrobe, which house the hot water tank and electric circuit board.

The bathroom features tiled flooring with electric underfloor heating and is fitted with a modern white suite, including a pedestal wash basin with a chrome mixer tap, a low-level WC and a double shower unit with a chrome mains shower. There is a chrome ladder-style heated towel rail.

Outside to the rear of the property is a low maintenance courtyard garden with a large outdoor log store and a second storage unit suitable for storing bikes and outside dining furniture. There is pedestrian access available by the neighbouring property across the rear yard.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: On street parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.derbyshiredales.gov.uk

Our Ref: JGA/16122024

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