



Wynburgh, The Yeld, Bakewell, Derbyshire, DE45 1FH



# The Yeld

Offers In The Region Of

## £475,000

Fabulous Far Reaching Views Across The Surrounding Peak District Countryside.

The property is a generously proportioned three-bedroom detached bungalow. It comes with a garage and off-road parking.

Situated in a peaceful elevated position, the property offers impressive countryside views. Its ideal location provides easy access to the town centre of historic Bakewell, with its array of shops, cafes, restaurants, and leisure facilities. Furthermore, being within commutable distance of major commercial centres and within Lady Manners school catchment.

The interior of the property features flexible living accommodation that has been skillfully upgraded by the current owner. It includes a fitted dining kitchen equipped with a range of units and appliances, a utility room and a WC. The charming sitting room with a curved bay window adds character to the living space. Additionally, there's an entrance hallway, a double bedroom with a bay window, a bathroom, and two further bedrooms.

Access to the property is provided via a private road leading to the garage and off-road parking area. The attractive, well-stocked enclosed gardens offer a serene position to appreciate the surrounding views and relax outdoors.

Bordered by impressive Derbyshire countryside with a wealth of outdoor pursuits on the doorstep.

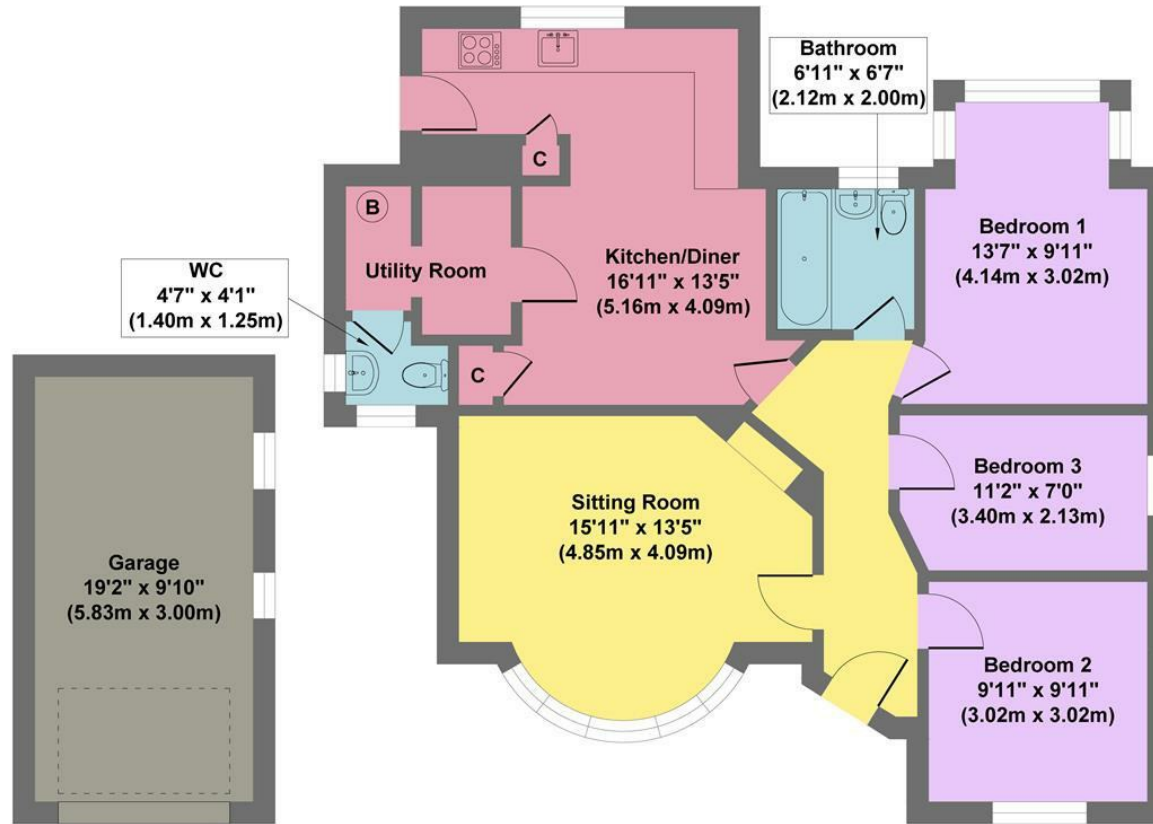


- Superb Far Reaching Views
- Off Road Parking & Garage
- Attractive Well Stocked Gardens
- Easy Reach Of Town Centre Amenities & Leisure Facilities
- Immaculately Presented Throughout
- Spacious & Flexible Single Storey Living Accommodation
- Retains Original period Features Alongside High Quality Fitting
- Lady Manners School Catchment
- EPC: TBC
- Viewings: Bakewell Office





# Wynburgh



**Garage**  
**Approximate Floor Area**  
**188 sq.ft**  
**(17.49 sq.m.)**

**Approximate Floor Area**  
**920 sq.ft**  
**(85.45 sq.m.)**

**Approx. Gross Internal Floor Area 1108 sq.ft / 102.94 sq.m**

Illustration for identification purposes only, measurements are approximate, not to scale

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.\*

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