



Auburn House, Church Street, Youlgrave, Derbyshire, DE45 1WL



# Auburn House

Church Street, Youlgrave, Derbyshire, DE45 1WL

A beautifully presented Grade II listed six bedroom residence, dating back to 1734, with off road parking, charming walled garden and ancillary accommodation to the rear. This magnificent three storey family home stands prominently in the village of Youlgrave and has undergone an impressive restoration in keeping with its Georgian origins.

The ground floor comprises of entrance hall with wc, dining room with bay window and a delightful sitting room with adjoining living room extending to 27 ft in depth. Accessed from the hall and living room is a magnificent kitchen by 'Smallbone of Devizes' and garden room with glazed roof, allowing natural light to flood in. From the inner hallway, a stone staircase leads to a barrel vaulted cellar.

At first floor level are two double bedrooms including the master bedroom and a spacious bathroom with rolltop bath and separate shower. Stairs rise to the second floor comprising of a bathroom and four bedrooms, two of which are used as a study and dressing room. The top floor consists of two rooms ideal for storage or occasional use.

Outside, to the rear of the property, solid oak gates provide access to off road parking for two vehicles. A delightful walled garden features lawn with well stocked borders, stone flagged patios and a small pond.

Located at the bottom of the garden is two storey annexe with ground floor workshop and garage. At first floor level there is potential for ancillary accommodation, home office or bedroom, subject to planning consent.

- Grade II listed Georgian residence in the village of Youlgrave
- Stunning kitchen with granite worktops, by Smallbone of Devizes
- Sitting room and living with woodburning stoves
- Two storey annexe to the rear & off road parking for two vehicles
- Garden room
- Master bedroom and luxury bathroom
- Further bathroom
- Charming walled garden to the rear
- Many period features including original fireplaces, bay windows and sash windows
- Stunning local walks from your door



















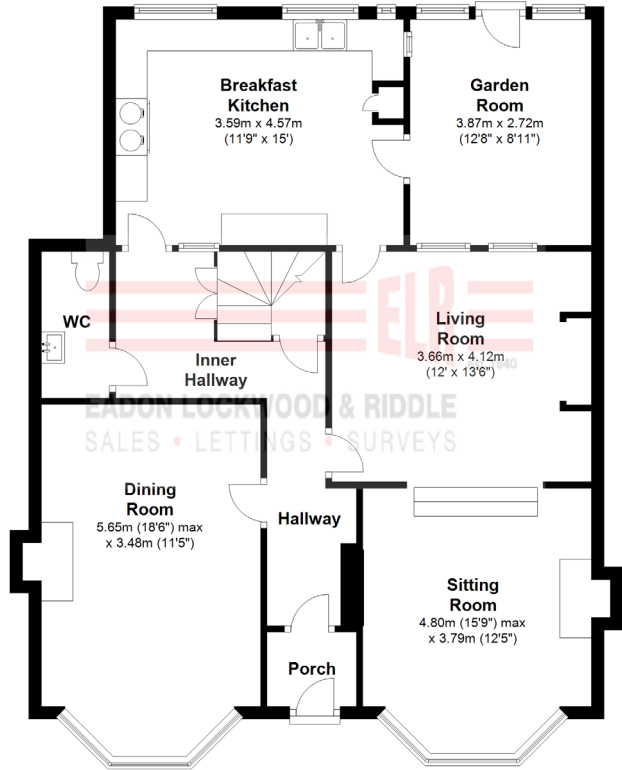


**TOTAL AREA:** Approx. 255.9 sq. metres (2754.1 sq. feet)

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.

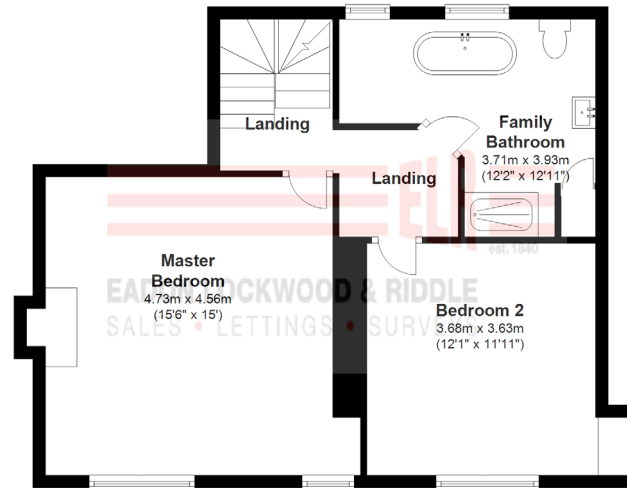
### Ground Floor

Approx. 93.6 sq. metres (1007.7 sq. feet)



### First Floor

Approx. 57.0 sq. metres (613.0 sq. feet)



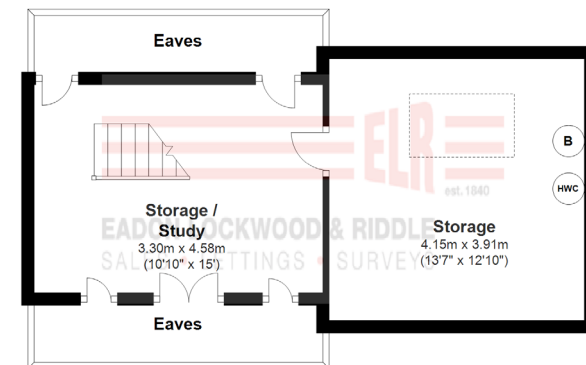
### Second Floor

Approx. 62.7 sq. metres (674.7 sq. feet)



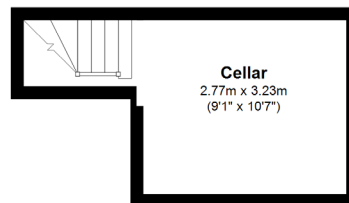
### Third Floor

Approx. 31.6 sq. metres (340.6 sq. feet)



### Basement

Approx. 11.0 sq. metres (118.1 sq. feet)





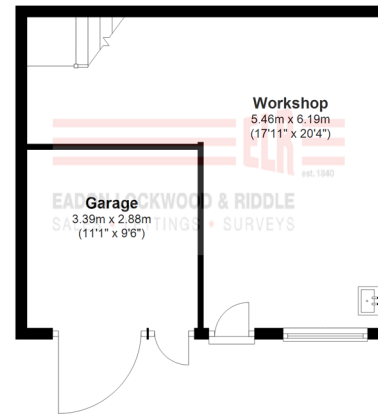
**TOTAL AREA:** Approx. 67.0 sq. metres (721.1 sq. feet)

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### Annex Auburn House

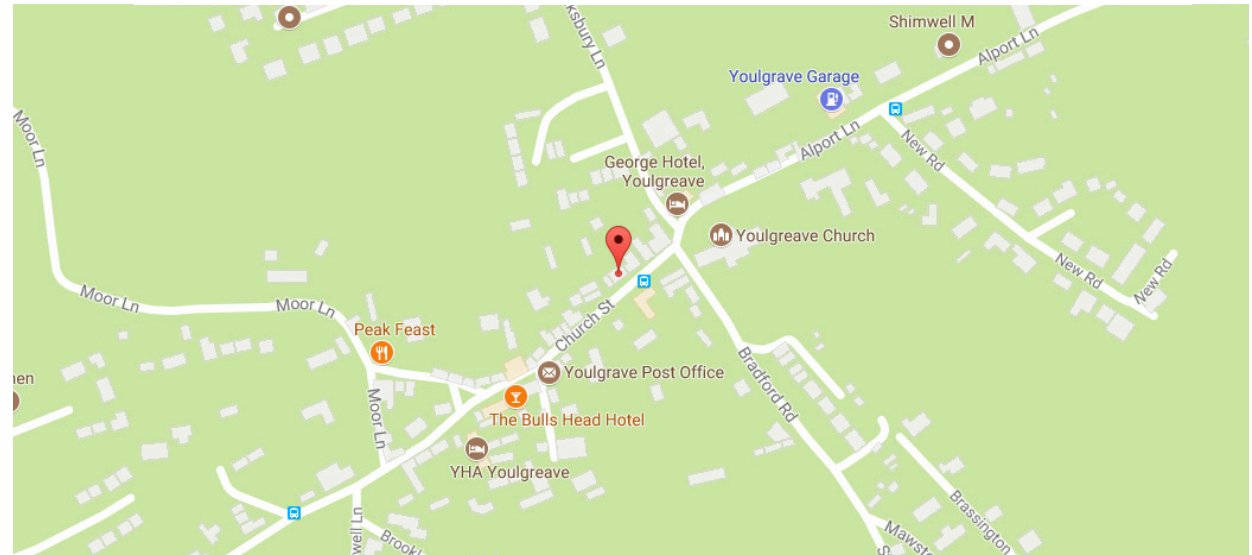
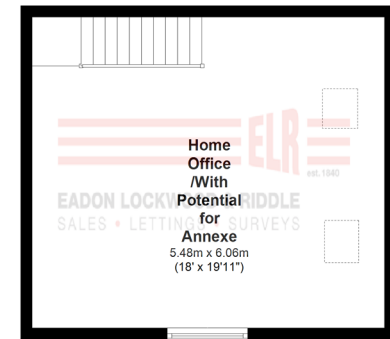
#### Ground Floor

Approx. 33.8 sq. metres (363.7 sq. feet)



#### First Floor

Approx. 33.2 sq. metres (357.5 sq. feet)



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