



Coulsden Cottage, Bath Street

Bakewell, DE45 1BX

A charming Grade II Listed two/three bedroomed cottage beautifully positioned in the heart of Bakewell, benefitting from gated off road parking for one vehicle and easily maintained courtyard garden. This deceptively spacious cottage has well proportioned accommodation arranged over two floors and has been a very successful holiday let, however is also well suited as a main residence or lock up and leave.

A solid wood door opens to the entrance hall with access to all ground floor accommodation and stairs rise to the first floor. Accessed from the entrance hall is a cloakroom/WC with wash basin, boot room and utility cupboard with plumbing for a washing machine. The dining kitchen is a spacious room with Georgian style sash window looking onto Bath Street and an alternative front door. The spacious L-shaped room has convenient storage and solid wood flooring throughout. The kitchen features a range of high gloss units surmounted by extensive worktops incorporating stainless steel sink and drainer, Bosch oven, four burner hob, extractor hood, under counter Bosch dishwasher and under counter fridge.



- A Grade II Listed two/three bedroomed cottage in the heart of Bakewell
- Deceptively spacious accommodation over two floors
- Large dining kitchen
- Dual aspect sitting room
- Cloakroom/WC and boot room
- Utility cupboard
- Master bedroom with en-suite
- Courtyard garden
- Gated off road parking for one vehicle
- No onward chain



The sitting room is a spacious dual aspect room with two large windows overlooking the garden, electric inset heater and exposed solid wood lintels.

Stairs rise to the first floor landing with access to all rooms. Bedroom one is a large double bedroom with dressing area and en-suite bathroom. The bathroom comprises counter top wash basin, bath with shower over, low flush WC and chrome heated towel rail. Bedroom two is a further generous double bedroom with rear facing aspect across the courtyard garden. This large double room is currently divided into a large double and a twin room, ideal for holiday letting. The family shower room with a white suite completes the accommodation and comprises shower enclosure with chrome attachment, low flush WC, counter top wash basin and chrome heated towel rail.

Outside, to the rear of the property is gated off road parking for one vehicle. The courtyard garden features patio areas, stone troughs and foliage providing privacy. At present, the courtyard garden is configured for one car and some planted areas but the space could be rearranged to take two cars if required.

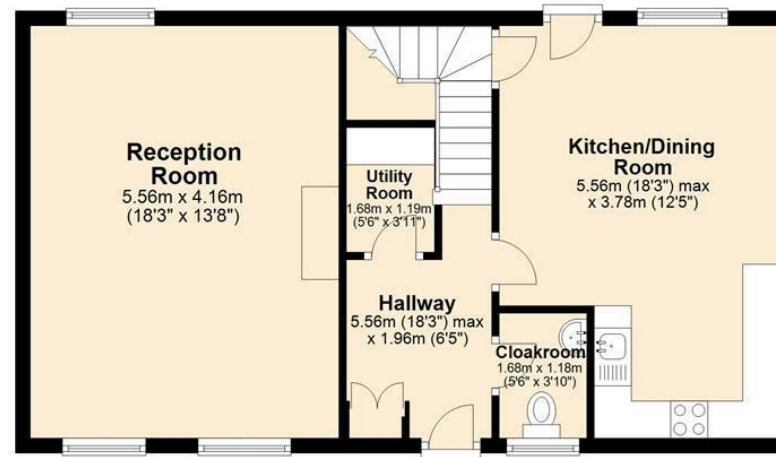






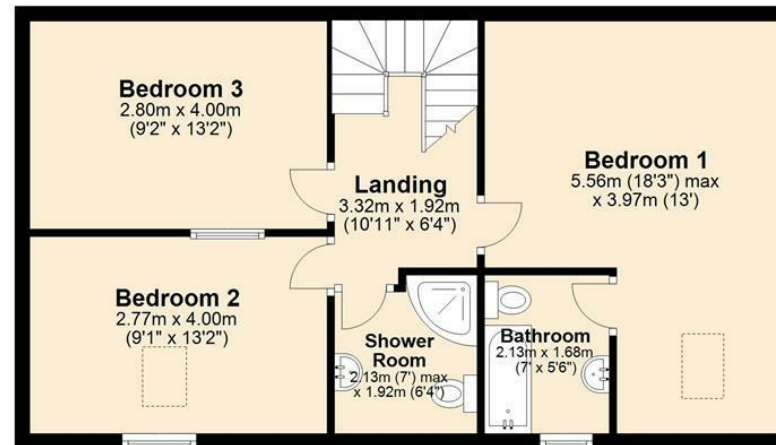
Ground Floor

Approx. 56.1 sq. metres (603.7 sq. feet)



First Floor

Approx. 56.2 sq. metres (605.3 sq. feet)



Total area: approx. 112.3 sq. metres (1208.9 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.



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