

EADON
LOCKWOOD
& RIDDLE
ESTD 1840



Peak Cottage, Off Monyash Road, Bakewell, DE45 1FG

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BAKEWELL, DE45 1FG

Price : Offers In The Region Of £365,000

Tenure : Freehold

EPC Rating : C

Council Tax : Band C

Local Authority : Derbyshire Dales

- Two/three bedroom cottage
- Two double bedrooms
- Further occasional loft room
- Front and rear patio gardens with far-reaching views
- Sitting room
- Dining kitchen
- Jack & Jill bathroom to first floor
- Double glazing throughout
- No onward chain
- Contents and holiday bookings available (separate negotiation)



A charming two/three bedroomed mid-terraced cottage, beautifully positioned in the historic market town of Bakewell, benefitting from flexible accommodation and easily maintained garden backing onto open fields. This charming Georgian stone built cottage enjoys stunning views and has been run as a successful holiday let. The property is available as an ongoing investment or with vacant possession.



The front door opens to a sitting room with solid wood flooring, front facing sash window and Victorian cast iron coal effect fire. The room benefits from fitted shelving and cupboard storage. At the heart of the property is a spacious dining kitchen with rear facing aspect across the garden and surrounding countryside. The kitchen features a range of panelled units with worktops incorporating stainless steel sink and drainer, point for free-standing gas oven and hob, space for a fridge freezer and dining table & chairs. A part-glazed rear door opens to an enclosed patio area backing onto local fields. Accessed from the kitchen is a further storage area housing a washing machine.

Stairs rise to the first floor landing providing access to two rooms. Bedroom one is a generous double with front facing sash window, oak flooring and views across Bakewell. A door provides access to the second floor occasional room. Bedroom two is a further double enjoying rear facing views. The first floor features a Jack & Jill bathroom with doors providing access from bedrooms one and two. The bathroom features a suite consisting of Victorian style cast iron bath with Mira shower over, WC and hand wash basin. Accessed from the master bedroom a staircase leads to an occasional loft room, with eaves storage and Velux windows providing views toward Bakewell and the parish church.

Outside, to the front of the property is a stone flagged patio with superb views. To the rear of the property is an enclosed patio that enjoys the afternoon and early evening sun, ideal for sitting out during summer months.

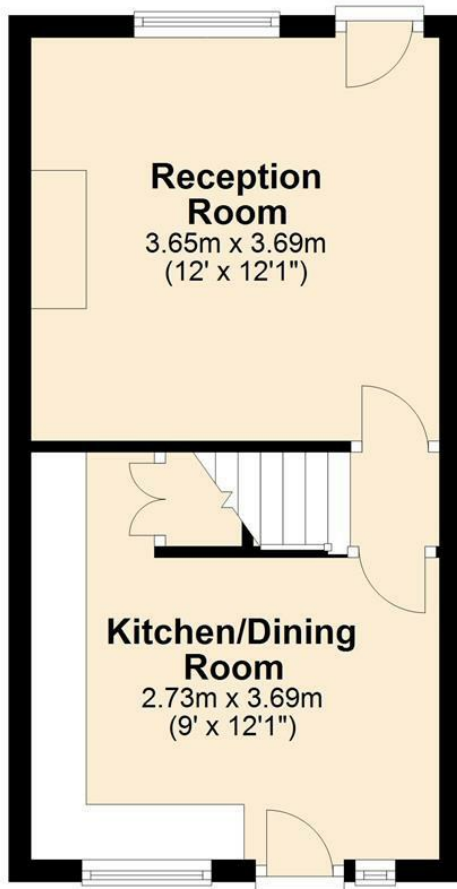






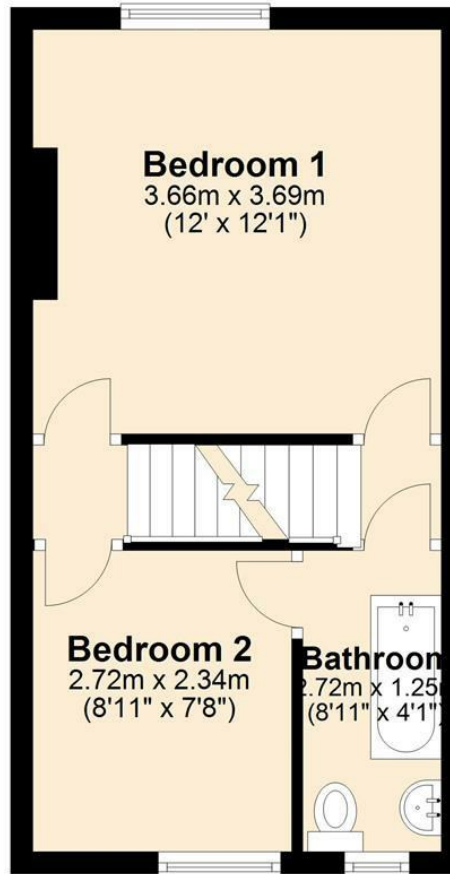
Ground Floor

Approx. 27.4 sq. metres (295.3 sq. feet)



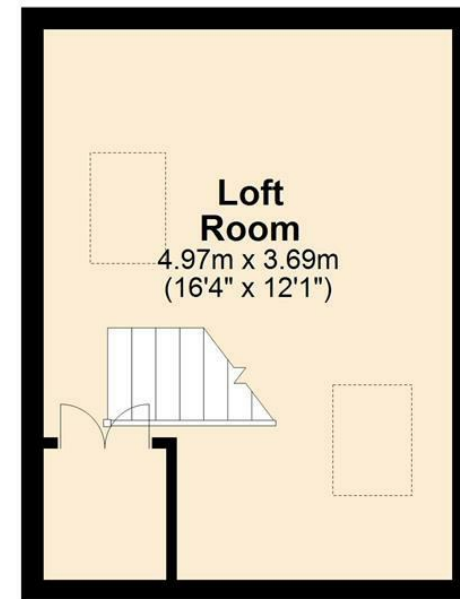
First Floor

Approx. 27.4 sq. metres (295.3 sq. feet)



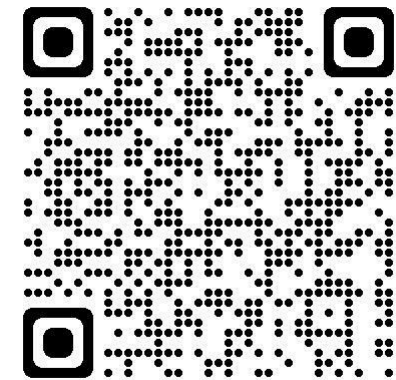
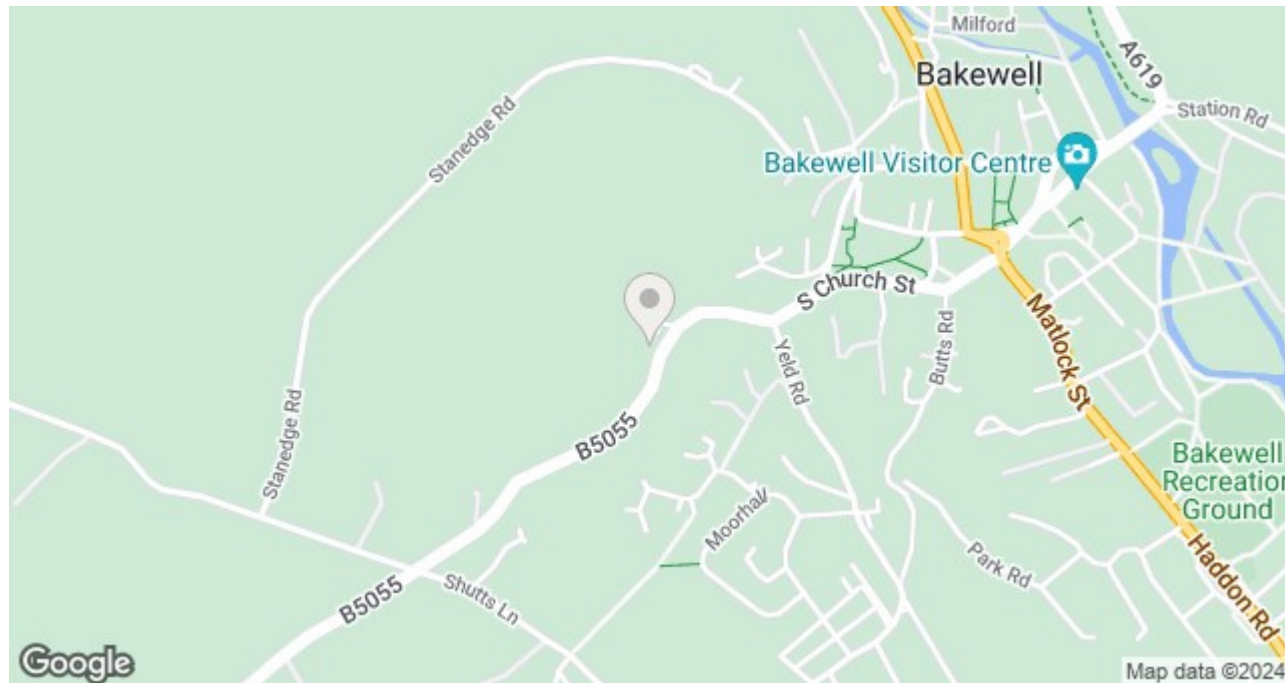
Second Floor

Approx. 18.4 sq. metres (197.6 sq. feet)



Total area: approx. 73.2 sq. metres (788.3 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.



Bakewell
 3 Royal Oak Place
 Matlock Street
 Bakewell DE45 1HD
 T: 01629 700699
 E: bakewell@elr.co.uk

Banner Cross
 888 Ecclesall Road
 Banner Cross
 Sheffield S11 8TP
 T: 01142 683388
 E: bannercross@elr.co.uk

Dore
 33 Townhead Road
 Sheffield
 S17 3GD
 T: 0114 2362420
 E: dore@elr.co.uk

Hathersage
 Main Road, Hathersage
 Hope Valley
 Derbyshire S32 1BB
 T: 01433 651888
 E: peakdistrict@elr.co.uk

Rotherham
 149 Bawry Road
 Wickersley
 Rotherham S66 2BW
 T: 01709 917676
 E: wickersley@elr.co.uk

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