



3 Pineapple Cottages, Baslow Road

Bakewell, DE45 1AF

A charming two double bedroomed cottage with beautiful well stocked gardens, outbuilding and superb workshop.

Occupying a lovely setting on the edge of the picturesque Bakewell and having direct access to the Monsal trail and adjoining countryside.

Within the Lady Manners School catchment area and easy commutable distance of major commercial centres and the surrounding villages. The property is well presented throughout with new boiler in 2023 and new doors in Jan 22.

The spacious accommodation is set over three floors comprising: a sitting room with a feature fireplace and attractive views across the cottage garden. A dining kitchen with excellent range of



- Two bedroomed cottage on the edge of the picturesque town of Bakewell
- Dining kitchen
- Delightful cottage garden with views
- Freehold. Band C council tax

- Excellent location with direct access to Monsal trail
- Outbuilding/ utility room
- Internal viewing essential

- Sitting room with garden aspect
- Workshop space
- Close to excellent town amenities and independent shops



units, sink and drainer and door opening to the rear of the property

At first floor: landing, a double bedroom with lovely views. A bathroom including a freestanding bath, a separate shower, wash basin and wc. At second floor: a double bedroom with ensuite wc and hand wash basin.

Exterior: Outbuilding with utility area and plumbing for washing machine. Separate workshop ideal for storage of bikes or garden furniture.

Stunning cottage gardens to the front of the property with floral borders offering an array of colour. A separate patio terrace ideal for dining outside. Gated access onto the Monsal Trail. The current vendor has had use of an additional vegetable garden to the rear.

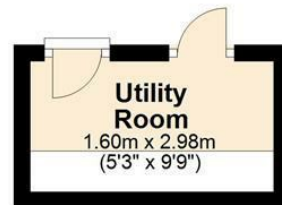
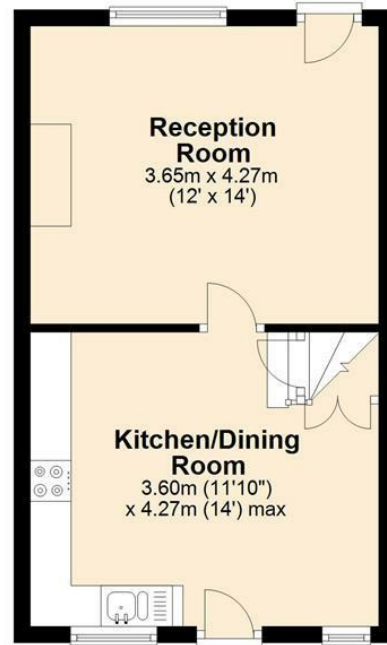






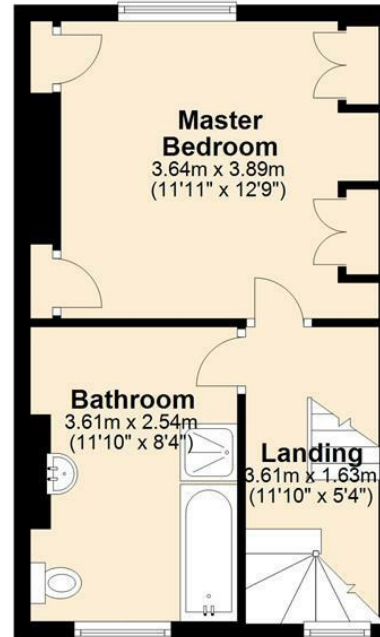
Ground Floor

Approx. 46.0 sq. metres (495.1 sq. feet)



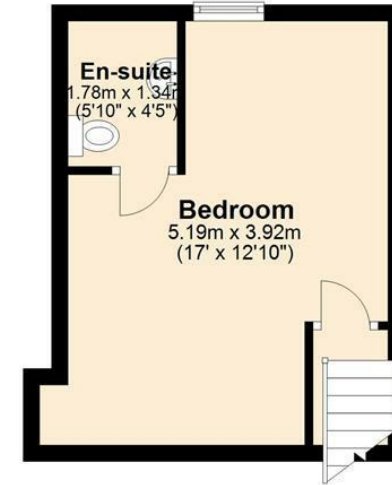
First Floor

Approx. 31.4 sq. metres (337.7 sq. feet)



Second Floor

Approx. 20.6 sq. metres (221.9 sq. feet)



Total area: approx. 98.0 sq. metres (1054.7 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 Bawtry Road
 Wickersley
 Rotherham S66 2BW
 T: 01709 917676
 E: wickersley@elr.co.uk

**EADON
 LOCKWOOD
 & RIDDLE**
 ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.