





# The Cottage, Rowland

Bakewell, DE45 1NR

An attractive three bedroomed stone built detached home beautifully positioned in the picturesque hamlet of Rowland, for sale for the first time since 1919 when it was purchased from the Hassop Estate. The property benefits from off-road parking, single garage and various outbuildings, ideal for further development. Occupying a glorious setting within substantial south facing gardens extending to around 0.35 acres and with lovely views across neighbouring countryside. The property was the subject of an incomplete 1990s building project which, whilst finished externally was not completed internally, however retains many character features including stone built fireplaces and mullion windows.

The entrance porch opens to a kitchen which features a range of units with work tops over, stainless steel sink and drainer, oven with four burner hob and space for washing machine. Accessed from the kitchen is a reception room with a front facing aspect, stone built fireplace and wood burning stove. The main reception room is located on the western side of the



- A stunning three bedroomed cottage in the hamlet of Rowland, near Great Longstone
- Single garage
- Full internal renovation required throughout
- Easy commutable distance of major commercial centres

- Far reaching views across local countryside
- Various outbuildings
- Many charming features

- Off road parking
- South-facing walled garden
- Tenure: Freehold. Council Tax Band: F





property with a triple aspect, stone flagged floor and stone built fireplace with wood burning stove. This room has potential to be a new kitchen due to its current wiring arrangements. Accessed off the kitchen, is a ground floor bathroom which requires updating throughout and comprises bath, low flush WC and sink.

Stairs rise to the first floor landing with access to three bedrooms with front facing aspects and an adjoining dressing room. A bathroom is partially completed with bathroom fittings ready to be fitted.

Outside, to the side of the property a cobbled driveway provides off road parking for two vehicles and access to a single garage. A conservatory and two garden stores are located at the eastern end of the property and could be reconfigured to provide further accommodation to the main house, subject to usual consents.

A large south-facing walled garden enjoys lovely views across local countryside with a variety of trees and shrubs. A range of stone outbuildings offers scope for renovation or further development, subject to planning permission.

Services - Septic tank, No gas, Mains electricity,









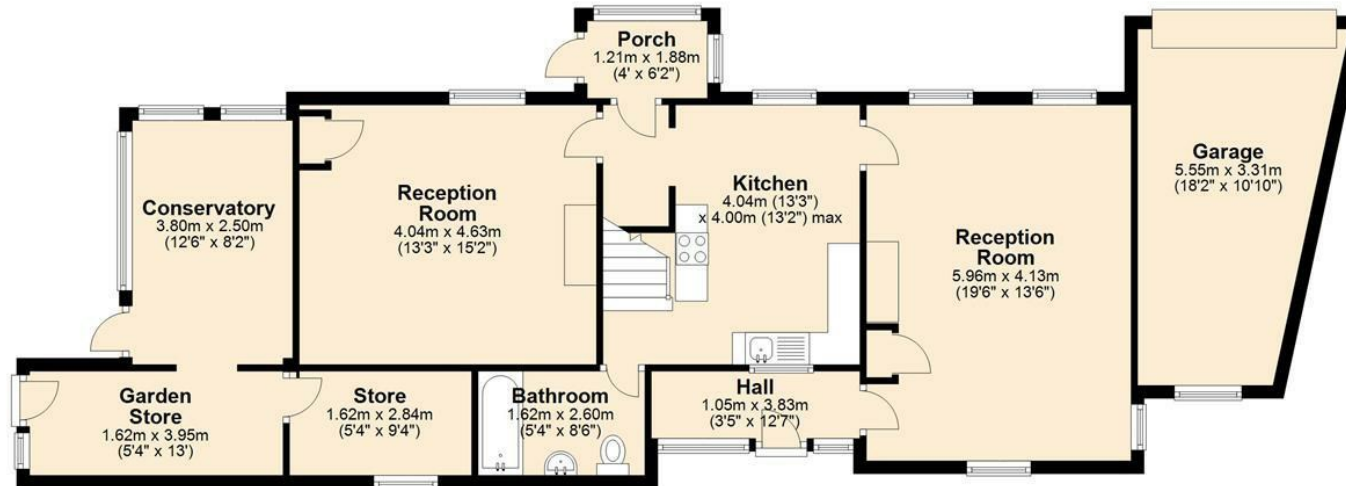






### Ground Floor

Approx. 106.7 sq. metres (1148.9 sq. feet)



### First Floor

Approx. 78.4 sq. metres (843.8 sq. feet)



Total area: approx. 185.1 sq. metres (1992.7 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.





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