



The Garden House, Burton Closes

Bakewell, DE45 1BG

A stunning four/five bedroomed detached family home beautifully positioned on the edge of Bakewell, standing in exceptional gardens and grounds designed by Joseph Paxton. Occupying a spectacular setting with a private tree lined approach, this wonderful family home stands within south facing mature gardens with extensive off-road parking, various outbuildings and stone built bothy.

The front door opens to a broad reception hall with oak flooring, stairs to the first floor and access to ground floor rooms. The sitting room enjoys a dual aspect with two sets of French doors opening to a patio and a stone-built fireplace with Clearview multi fuel stove. A large formal dining room has fitted oak cabinetry, beams to the ceiling and French windows opening to the garden.

At the heart of the property is a dining kitchen with French doors opening to the garden, dining area and delightful garden aspect. The kitchen features a range of units with solid wood and granite work tops featuring oil fired Aga, fitted Miele dishwasher and sink and drainer. Accessed from the kitchen is a walk-in pantry and there is space for an American style fridge freezer. Off the kitchen is a cloakroom/WC and an inner hallway with stable door to the garden. A hobby/music room with a dual aspect is accessed from the kitchen.



- Stunning Four/five bedroomed detached family home on the edge of Bakewell
- Sweeping private driveway
- Dining kitchen with Aga
- Family bathroom

- Spectacular south facing gardens & grounds extending to 2.62 acres
- Various outbuildings including garages and bothy
- Music / hobby room

- Gardens designed by Joseph Paxton, the designer of Chatsworth Gardens
- Sitting room with Clearview multi fuel stove & formal dining room
- Luxury en-suite to the master bedroom



Stairs rise to the first-floor galleried landing with oak latched doors to all rooms. The master bedroom has spectacular views across the grounds and solid oak fitted furniture. The adjoining en-suite comprises bath with chrome attachments, twin wash basins, low flush WC, walk in shower enclosure, chrome heated towel rail and underfloor heating. There are three further double bedrooms, all with dual aspects and impressive views. A fifth bedroom is ideal as a home office with front facing aspect across the grounds. The family bathroom comprises low flush WC, wall mounted wash basin, bath with chrome attachments, shower enclosure, heated towel rail and underfloor heating.

Outbuildings

To the side of the property are various outbuildings including open fronted garages and excellent storage facilities.

A stone-built bothy features stone flagged flooring, original fireplace and has potential for further development as a home office, studio or gym.

Grounds & Gardens

The Garden House stands in around 2.62 acres of spectacular mature gardens with sweeping private driveway, woodland and formal gardens. Designed by Joseph Paxton and formally the gardens to Burton Close, the grounds feature an array of specimen plants and trees. The garden features a Victorian woodland walk and the grounds offer excellent privacy and seclusion, yet close to the amenities of Bakewell.

Fronting the property are two large south facing patio terraces with spectacular views across the grounds.

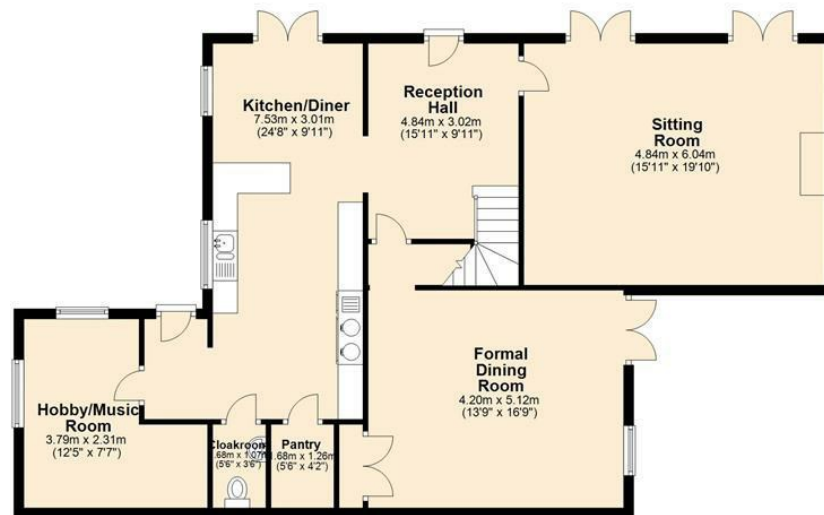






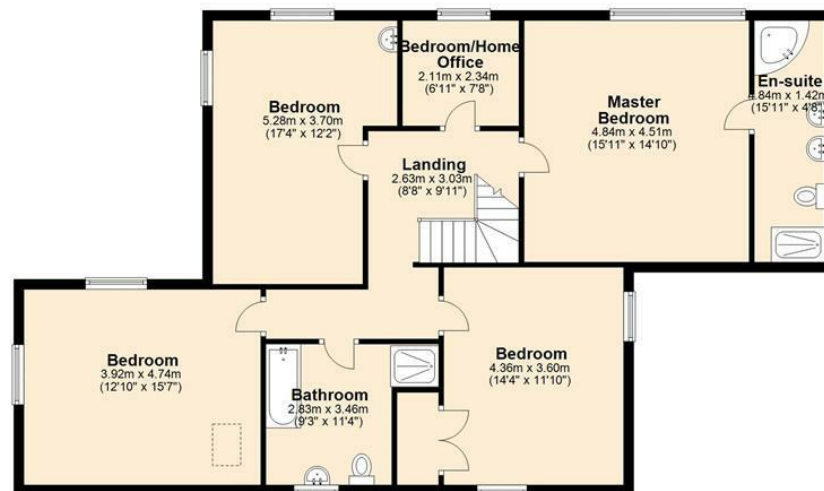
Ground Floor

Approx. 110.4 sq. metres (1188.5 sq. feet)



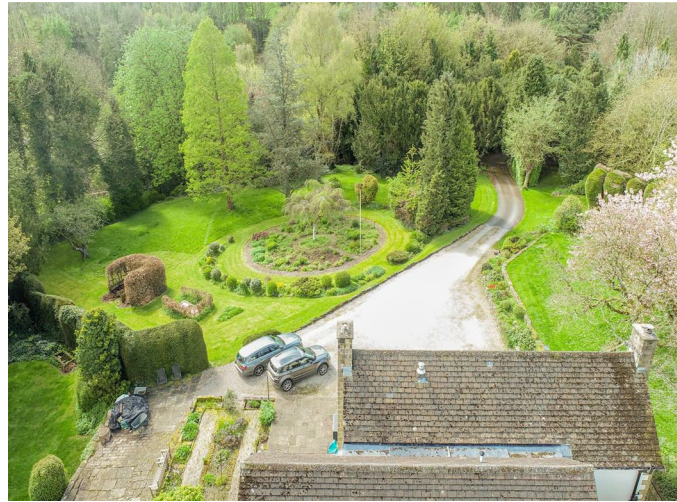
First Floor

Approx. 110.9 sq. metres (1193.9 sq. feet)



Total area: approx. 221.3 sq. metres (2382.4 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

