



Sunnybrook, Milford

Bakewell, DE45 1DX

Situated in the thriving market town of Bakewell which is nestled within the Peak District National Park, there comes a rare opportunity to purchase this extended four bedroom family home. Set in a superb location with parking space for several cars on the private road that belongs to the property and level walking distance to all the amenities Bakewell has to offer.

The spacious accommodation briefly comprises: Feature UPVC front door with colourful glass panels opens to reception vestibule and then to the open plan living room area with space for a dining table and feature mid century shelving. Bay window and full length window with front aspect and fireplace with electric fire. Open tread stairs with bespoke feature ornamental ironwork and stained glass.

Kitchen featuring a range of fitted wall and base units with gas hob and extractor above, double electric oven and slimline



- STONE BUILT FAMILY HOME
- SINGLE GARAGE AND PARKING FOR MULTIPLE VEHICLES
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- VACANT POSSESSION
- FOUR BEDROOMS
- LOVELY GARDENS ALONG THE BANK OF THE MILL RACE
- INCLUDES HISTORIC HUMP BACKED MILFORD BRIDGE
- FAMILY BATHROOM AND SCOPE FOR EN SUITE
- QUIET LOCATION IN CENTRAL BAKEWELL
- EXCELLENT SCHOOL CATCHMENT AREA INCLUDING LADY MANNERS SCHOOL



dishwasher. Lovely view of the Mill Race. Through to the kitchen dining area with french doors opening on to the rear dining terrace and garden area.

Door off to the utility/boot room with separate wc. Base cabinets and sink with plenty of room for storage. Further door into the garage.

At first floor are two double bedrooms with fitted wardrobes, one with dressing room with hand wash basin and scope for conversion to ensuite. Two further single bedrooms and a box room housing the airing cupboard with scope for conversion to a study or further ensuite. Family bathroom with traditional three piece suite and partially tiled walls.

The exterior comprises of a generously sized plot with substantial gardens to three sides laid mainly to lawn with planted borders and ornamental trees. Single garage with barn style doors and off road parking. Ample parking for multiple vehicles on the private road belonging to the property to the front of the premises.

The sale also includes the historic Milford Bridge which is a Grade II listed hump backed bridge of special architectural interest spanning the Mill Race.

Early viewing is recommended to fully appreciate this stunning location and the potential this property has to offer.

VACANT POSSESSION

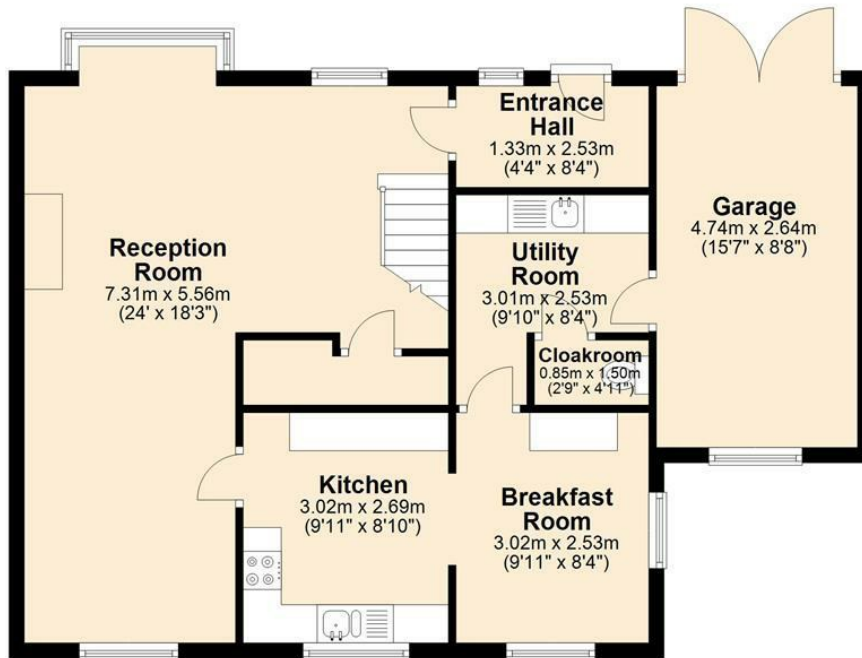






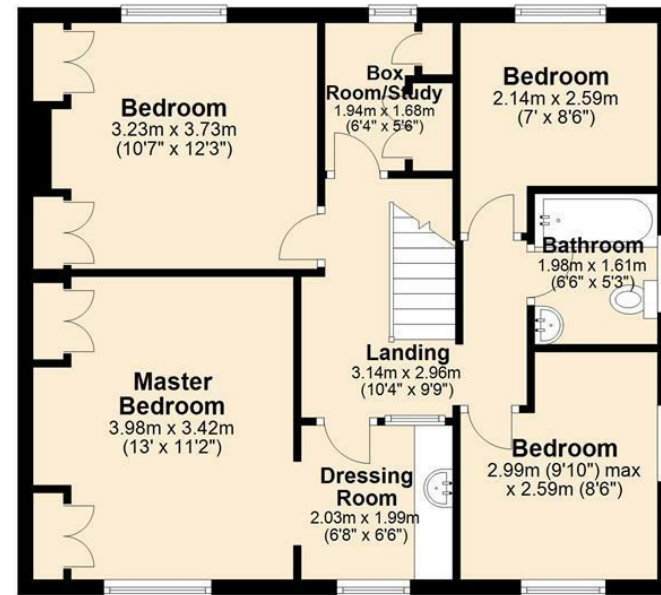
Ground Floor

Approx. 73.3 sq. metres (788.9 sq. feet)



First Floor

Approx. 59.8 sq. metres (644.1 sq. feet)



Total area: approx. 133.1 sq. metres (1432.9 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.



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