



Puddleduck Cottage, 6 Old Lumford Cottages, Bakewell, DE45 1GG



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Bakewell, DE45 1GG

## DESCRIPTION

A charming two double bedroomed, Edwardian mid terrace cottage in the market town of Bakewell with delightful south facing garden, off road parking and stunning views across the River Wye. This beautifully presented cottage has spacious accommodation arranged over three floors with many characterful features including sitting room with Clearview multi, solid wood flooring and two luxurious bathrooms.

A composite stable doors opens to a sitting room with quarry tiled floor and delightful aspect across the garden. The focal point to the room is provided by a fireplace with stone built fire surround and a Clearview stove. Accessed from the sitting room is a spacious dining kitchen with underfloor heating and bespoke solid wood kitchen with integrated dishwasher and fridge and space for an integrated freezer. A six burner range is set within a stone built surround and a stable door provides access to the rear



- Charming two double bedroom Edwardian mid terraced cottage
- Dining kitchen with 6 burner range and underfloor heating
- Two luxury bathrooms with Sanitan suites
- Beautiful riverside location
- Delightful south facing garden and off road parking
- Sitting room with Clearview stove
- Versatile layout easily reconfigured as a three bedroom
- Stunning views across the River Wye
- Two stunning double bedrooms with river views
- Majority double glazed windows





yard.

Stairs rise to the first floor landing with doors to both rooms. The front facing master bedroom has a feature fireplace and a delightful river view. A luxurious family bathroom is also located on this floor comprising of a Sanitan suite with cast iron roll top bath, bidet, high flush WC, wash basin and separate shower cubicle.

A further staircase rises to the top floor double bedroom with front facing dormer window and feature fireplace. There is a beautiful view of the River Wye and its 13th Century packhorse bridge. The en-suite bathroom completes the accommodation with large rear facing window and Sanitan suite comprising WC, wash hand basin and cast iron roll top bath.

To the front of the property wrought iron gates open to a gravelled parking area for one vehicle and a pathway leads to the front door. The charming front garden features a delightful shaped lawn, attractive rose borders and a decorative pergola. The south facing orientation ensures sun virtually all day long and a seating area fronting the property provides the ideal place to sit out and enjoy the view.

To the rear of the property is a rear yard with two separate stone built outbuildings, one housing the washing machine and an area for bins.





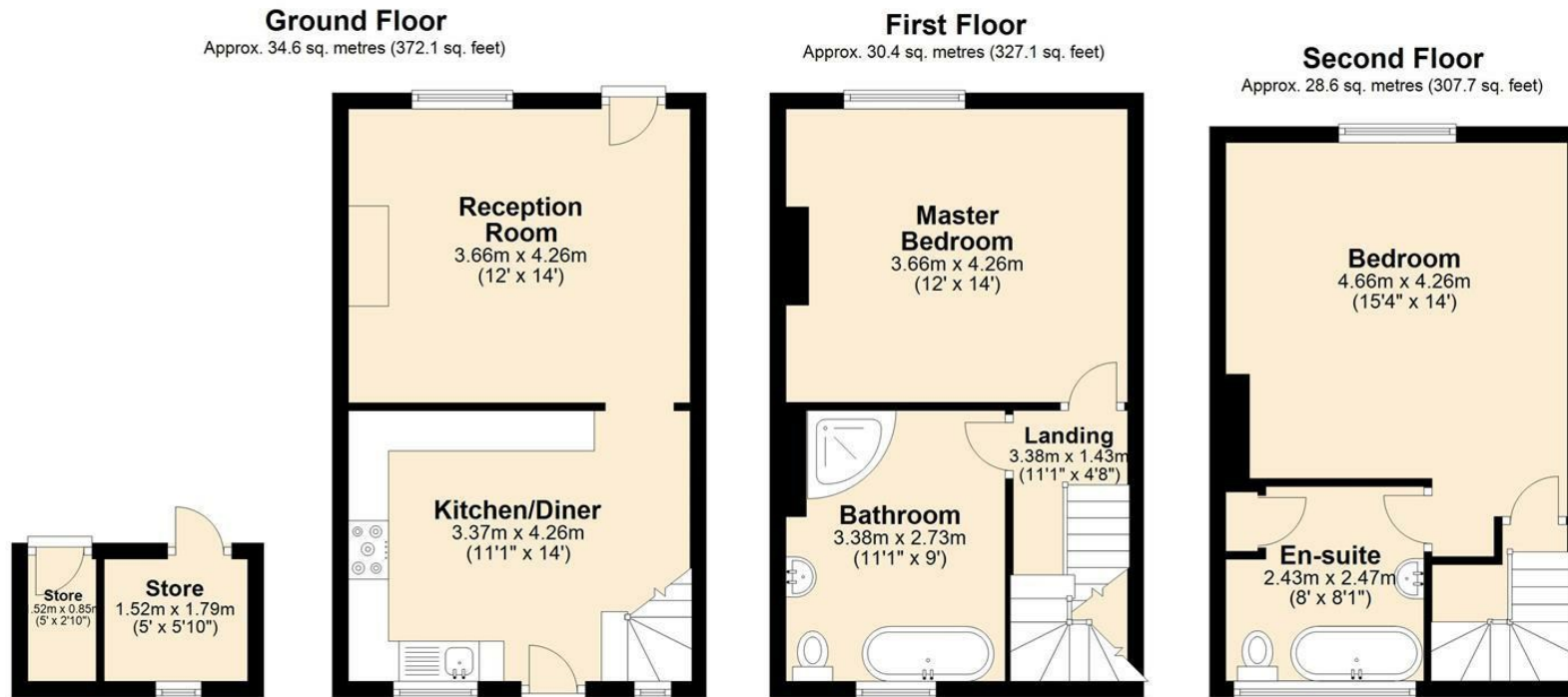








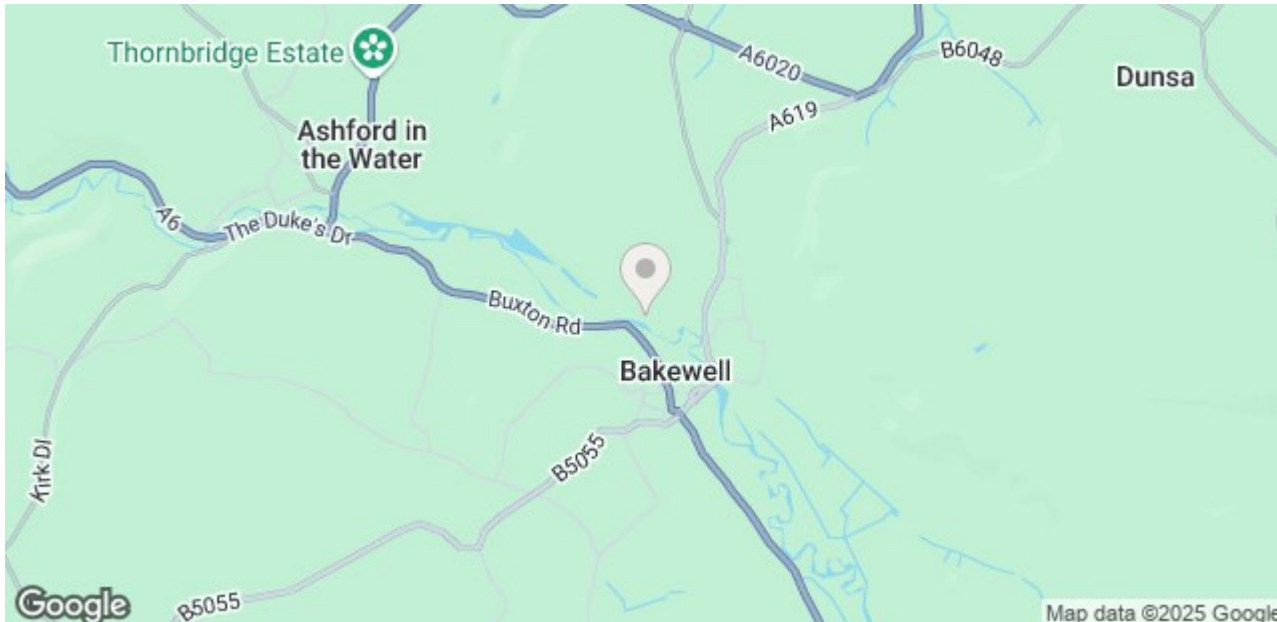




Total area: approx. 93.6 sq. metres (1007.0 sq. feet)

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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