

18, Fennel Street, Ashford-In-The-Water, Bakewell, DE45 1QF

18, Fennel Street, Ashford-In-The-Water Bakewell, DE45 1QF

A charming two bedroomed midterraced cottage, beautifully positioned in the village of Ashford in the Water, benefitting from easily maintained patio garden and a delightful garden room. Occupying a convenient location on Fennel Street with easy access to village amenities and the river Wye, this lovely home has been a successful holiday cottage and is offered to the market with no onward chain.

The front door opens to an entrance porch with quarry tiled flooring and access to the main open plan sitting room. This lovely room enjoys a front facing view with a window seat, engineered wood flooring and beams to the ceiling. The focal point of the room is a stone-built fireplace with wood burning stove. Adjoining the seating area is a dining area which opens to the kitchen.

The kitchen features a range of solid oak units with granite worktops,



- A two bedroomed mid terraced cottage, in the village Open plan sitting room with dining area of Ashford in the Water
- Oak kitchen with granite worktops and French windows
 Stone built garden room with French windows
- Bathroom
- Superb village location with two great pubs
- Previously a successful holiday let

- Fireplace with wood burning stove
- Two bedrooms
- Offered to the market with no onward chain



incorporating butler sink and a half, free standing oven with an extractor hood over, washing machine and undercounter fridge. French windows open to the garden.

A downstairs bathroom features a low flush WC, bath with chrome taps and overhead show, a wall mounted wash basin and chrome heated towel rail. Stairs rise to the first-floor landing with access to all rooms. Bedroom one is a large double bedroom with garden aspect, exposed beam and fitted storage. Bedroom two is a generous single bedroom with a beam to the ceiling and a front facing aspect overlooking Fennel Street.

Outside, to the rear of the property is an easily maintained patio garden with raised floral border and stone flagged seating area.

Garden room

Within the garden is a stone-built garden room with quarry tiled flooring, floor to ceiling windows and French windows opening to the patio garden.



















First Floor

Approx. 20.1 sq. metres (216.7 sq. feet)



Total area: approx. 60.4 sq. metres (650.2 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 CrossDore888 Ecclesall Road33 Townhead RoadBanner CrossSheffieldSheffield S11 8TPS17 3GDT: 01142 683388T: 0114 2362420E: bannercross@elr.co.ukE: 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



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.