





# The Brambles, Bagshaw Hill

Bakewell, DE45 1DL

## Description

A delightful four bedroomed family home beautifully positioned in the popular market town of Bakewell, benefitting from off road parking for up to three vehicles, lovely cottage garden and excellent income potential. The Brambles has charming accommodation over two floors with a wealth of period features, three reception rooms and lovely views across Bakewell towards Manners Woods. Believed to date back to the early 18th century this stone built home has been sympathetically converted and extended to form a spacious family home, with two versatile self-contained one bedroomed apartments.

The front door opens to a reception lobby with fitted storage and an opening to the spacious dining kitchen. This superb fitted kitchen features a range of Shaker style units surmounted by limestone worktops incorporating stainless steel sink and drainer, dishwasher and five burner range with extractor hood over. There is tiling to the floor and space for a family sized dining table and chairs. Double doors provide access to a conservatory with radiator and French windows leading to the garden. Accessed from the kitchen is a generously sized utility room with excellent fitted storage and space for an American style fridge freezer and a further fridge freezer. A door provides access to a cloakroom/wc with washbasin. The utility room also features further unit storage with sink and drainer and space for a undercounter washing



- Delightful 18th Century 4/5 bedroomed home
- Sitting room & further reception room
- Master bedroom with en-suite
- NO ONWARD CHAIN
- Income potential from two self-contained apartments
- Conservatory and large utility room
- Lovely cottage gardens to side and rear
- Spacious dining kitchen
- Off-road parking for several vehicles with EV charger
- Within easy walk of Bakewell town centre





machine and dryer. A door provides access to the garden.

The sitting room enjoys a front facing aspect with convenient fitted shelving and under stairs cupboard. At the heart of the property is a further entrance hall with stairs rising to the first-floor landing. A spacious reception room lies at the centre of the property with beams to the ceiling and two front facing windows providing excellent natural light. The focal point of the room is provided by a solid wood fireplace with cast iron coal effect gas stove. Accessed off this reception room is a versatile further room which can be used as a treatment room/games room or ground floor bedroom.

Stairs rise to the first-floor landing with access to all first-floor accommodation. Bedroom one is a double bedroom with lovely aspect over the town and surrounding countryside with an en-suite shower room featuring a low flush wc, washbasin and shower enclosure. Bedroom two is a front facing double bedroom with fitted shelving and storage. A spacious family bathroom features low flush wc, bath, shower enclosure and pedestal washbasin.

Self-contained 1 bed apartments:

Accessed off the landing are two self-contained one bedroomed apartments with kitchenettes, bedroom and shower room. These versatile rooms are ideal for letting out or accommodation for dependent relatives or teenagers. The apartments have potential to be self contained with their own private access from the rear of the property.

Outside, to the front of the property a driveway provides parking for two to three vehicles. Fronting the property is a pretty garden featuring raised beds and dry-stone walling. To the rear of the property, accessed from Undercliffe is a further parking space which would provide the apartment separate access to the property. To the side and rear of the house is a pretty cottage garden featuring lawn, paved patio areas, greenhouse, fruit trees and well stocked borders. A timber summerhouse and two sheds are also included in the sale.









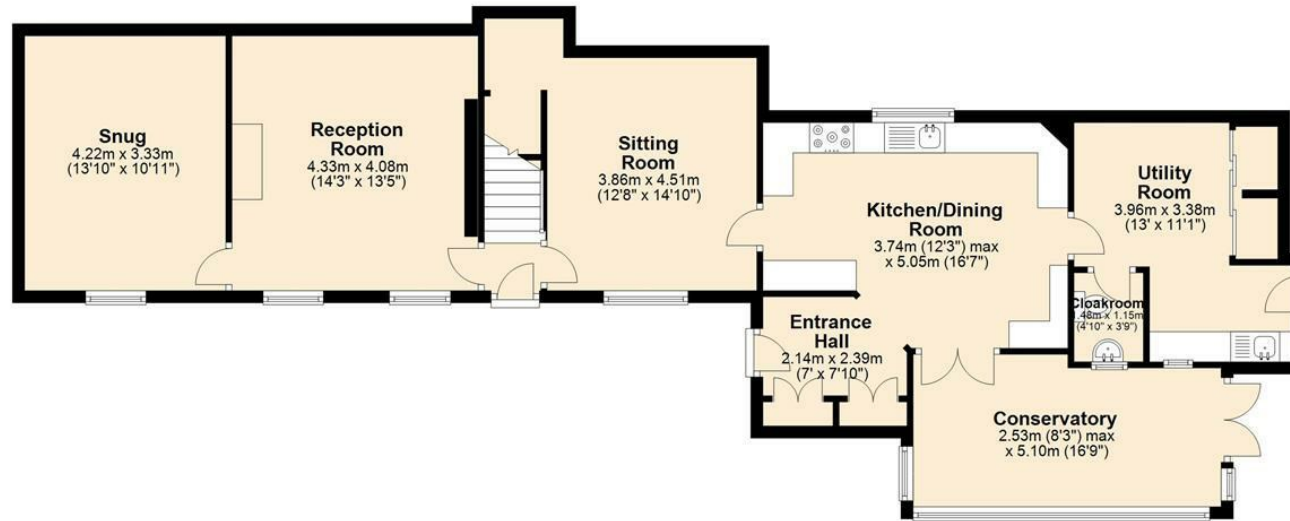






### Ground Floor

Approx. 100.4 sq. metres (1080.6 sq. feet)



### First Floor

Approx. 79.4 sq. metres (854.2 sq. feet)



Total area: approx. 179.8 sq. metres (1934.8 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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