





# Rock Mews, 11, Rock Terrace

Bakewell, DE45 1DJ

A substantial four bedroomed family home beautifully positioned in the market town of Bakewell, with extensive off-road parking, charming gardens and panoramic views across Bakewell golf course. This lovely family home has beautifully presented accommodation arranged over three floors and is ideal as a family home, large holiday let or investment property. The property boasts four bedrooms, three spacious reception rooms, large gardens and ample parking for multiple vehicles.

A front porch opens to a reception hall with access to all ground floor accommodation and stairs rise to the first floor. A panelled door opens to a sitting room with wonderful views towards the golf course and electric feature fire. A door from the sitting room leads to a cellar, currently used a games room.

At the heart of the property is a renovated large open-plan living-kitchen featuring new herringbone style flooring, kitchen island with breakfast bar and windows providing wonderful views across Bakewell. The stylish kitchen features a range of shaker units surmounted by extensive worktop space incorporating stainless steel sink with drainer, washing machine, dishwasher, standalone fridge freezer and an electric range with extractor hood over are included in the sale. Double doors open to a large conservatory/dining area with wonderful garden aspect and far-reaching views across Bakewell to the golf course and Manners Wood. French windows open to the terrace and garden.



- Four-bedroomed family home in the popular market town of Bakewell
- Spacious living kitchen
- Cellar/games room
- Perfect family home, rental investment or holiday let
- Exceptional position with far reaching views taking in the golf course, Manners Wood and Water Meadows
- Four bedrooms with lovely views and master bedroom en-suite
- Extensive off-road parking for several cars
- Sitting room with feature fireplace
- Easy access to Bakewell amenities, yet peacefully tucked away
- Offered to the market with no onward chain



Stairs rise to the first-floor landing with access to all rooms. The Master bedroom is a large double bedroom with dual aspect offering spectacular views, an en-suite shower room, toilet, large basin and shower enclosure. The family bathroom features a toilet, large basin, double ended bath and separate shower enclosure. Bedroom two is a further double bedroom with front facing view across the garden and Bakewell. This room benefits from fitted storage.

Stairs rise to the top floor with a landing providing access to two further bedrooms. Bedroom three is a large double bedroom with spectacular dual aspect and far-reaching views which include the River Wye as it meanders through Bakewell. Bedroom four is a smaller double bedroom with a lovely view which completes the accommodation.

Outside, the property is approached via a driveway providing access to a large gravelled parking area with space for several vehicles and a turning space. To the front and side of the property is a lovely garden featuring two separate lawns and a patio area adjoining the conservatory with seating for 10 people. There are magnificent views across the market town of Bakewell from all areas of the garden.

In addition, this property presents a lucrative opportunity for holiday letting, capable of generating an impressive year-round income. With the option to purchase as a going concern, the new owner could seamlessly take over existing bookings, providing an immediate stream of income and a solid foundation for a thriving business.

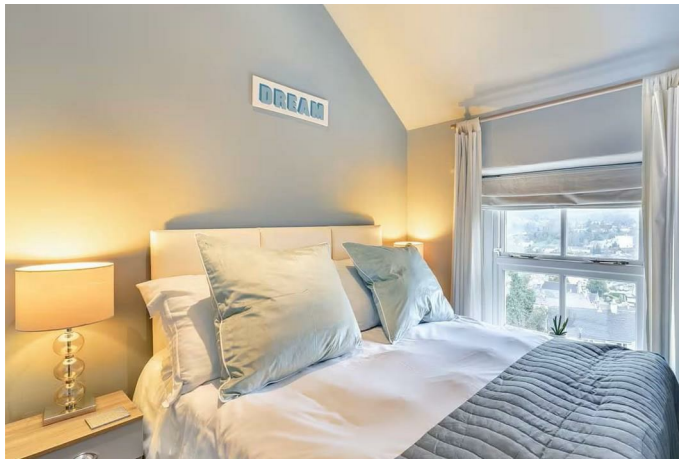
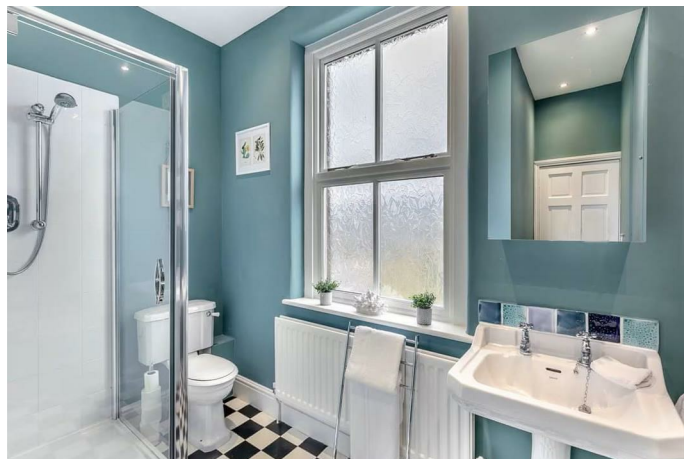


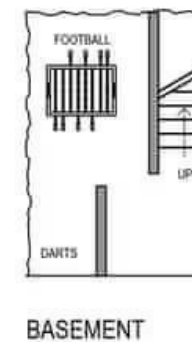
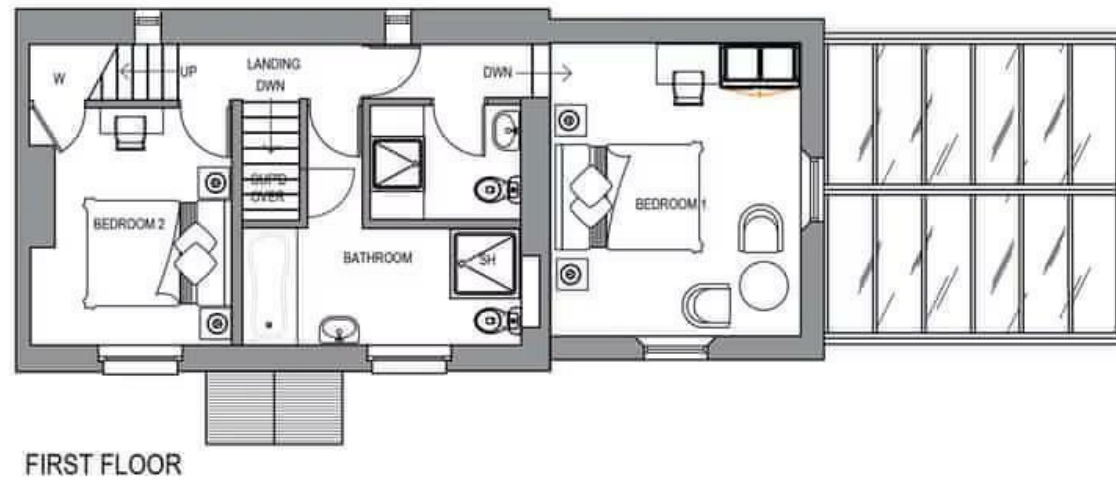
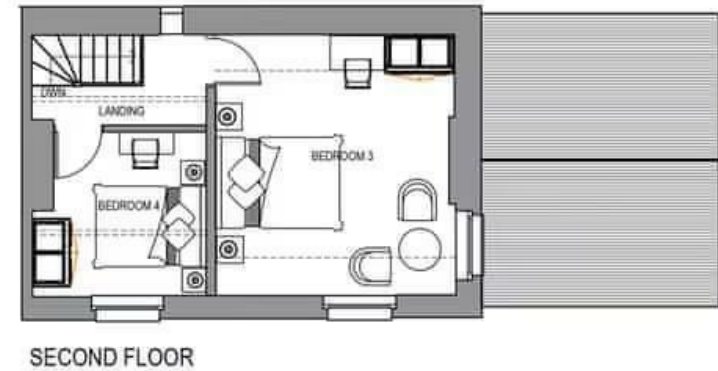
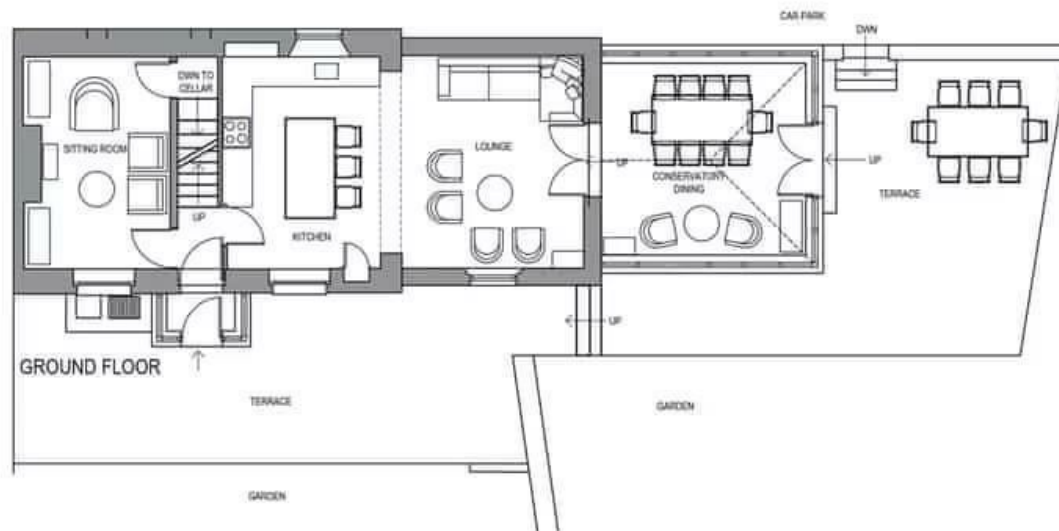












Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements 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

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