



Dene Cottage, Alport

Bakewell, Derbyshire, DE45 1LG

To the side of the property, a covered porch opens to an entrance hall with a stylish panelling, stairs to the first floor and a cloak room WC. A dual aspect sitting room features a bay window with a pleasant southerly aspect across the garden. The room features fitted cabinetry, shelving and a Clearview multi-fuel stove set within a stone fireplace.

At the heart of the property is a stunning open plan living kitchen with front facing bay window and stylish bespoke kitchen. The dining area features an original gritstone fireplace and space for family sized table and chairs. The kitchen features a range of stylish panelled units with deep quartz worktops, featuring a peninsula unit and breakfast bar. The kitchen incorporates a Neff venting induction hob, two hide and slide Neff ovens, two pantry cupboards, integrated Bosch dishwasher and drinks fridge. The sink and drainer features a hot tap and waste disposal unit and there is space for an American style double fridge freezer. From the kitchen, steps lead down to a conservatory with attractive tiling and double doors which open to the garden. Further steps lead to a utility area with additional unit storage, worktop space and stainless steel sink and drainer. The utility room features space and plumbing for washing machine, dryer, and further fridge. Accessed from the utility area is a versatile basement room, which has been fully tanked, ideal for a variety of uses, including home office, boot room or hobby room.



- Three bedroom detached former schoolhouse in the village of Alport, Bakewell
- Stylish dining room with a bay window
- Detached single garage and further off road parking
- Beautiful location near Lathkill and Bradford Dale
- Sitting room with bay window and Clearview multifuel stove
- Utility room and home office/ hobby room
- Three double bedrooms, including a lovely master bedroom with en-suite
- Stunning bespoke dining kitchen and conservatory
- Delightful garden with south facing patio
- Many original features; sash windows, high ceilings & mullion windows



From the reception hall, stairs rise to the first floor landing with access to all rooms. Bedroom one is a stunning dual aspect double bedroom with fitted wardrobes, bay window and stylish panelling. The en-suite shower room features walk-in shower enclosure with chrome fittings, bidet, low flush wc, countertop wash basin and contemporary style heated towel. Bedroom two is a further generous double bedroom with fitted wardrobes, panelling and bay window. Bedroom three is a smaller double bedroom with pleasant garden aspect and stone mullion window. A family bathroom completes the accommodation featuring a matching suite of low flush wc, bath with chrome fittings, walk-in shower enclosure and wall mounted wash basin

Outside, to the rear of the property is off road parking for one vehicle and a stone built single garage. A wrought iron gate provides access to a large south facing patio with deep floral borders and access to the rear of the property. A gravel pathway leads up the garden to the side of the house with two large lawn areas, a small stream and deep floral borders. The boundaries are defined by hedging, mature trees and a wrought iron gate at the front of the property leads to the road. The garden features a summerhouse included in the sale. A portion of the garden is owned by the Haddon estate and rented under a license for £700 per annum.

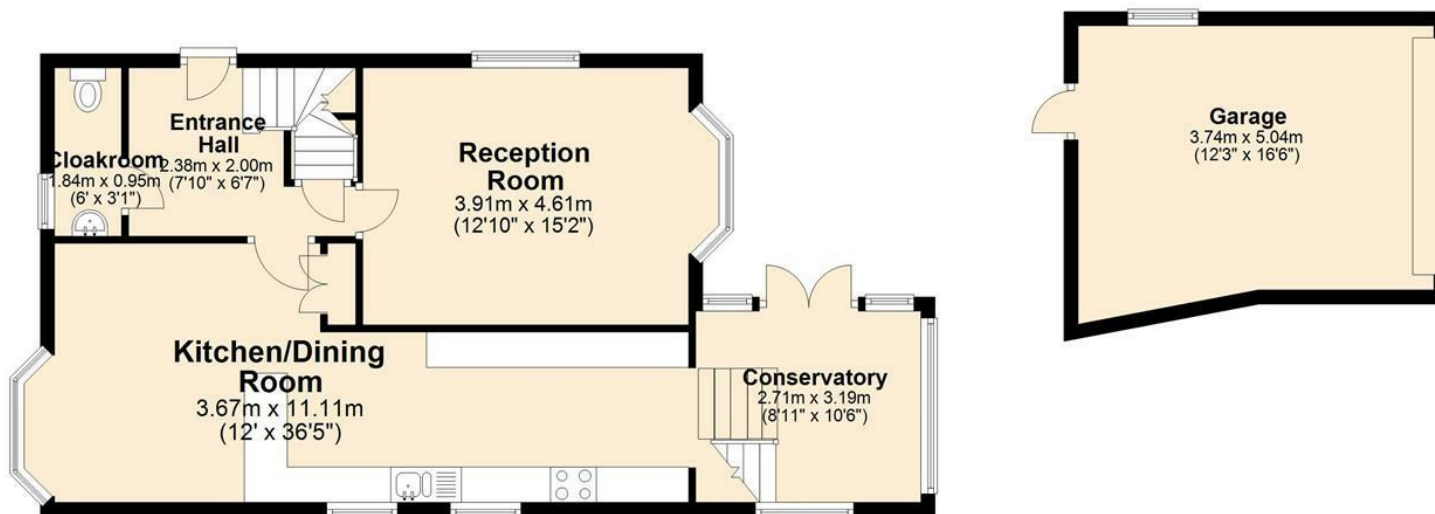






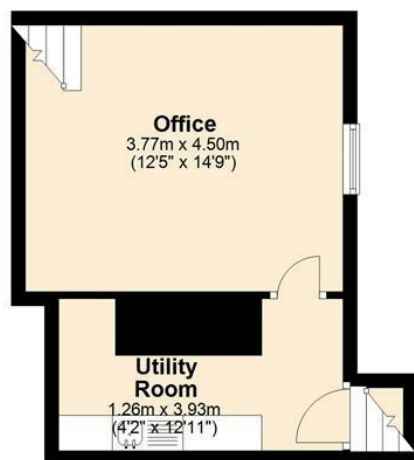
Ground Floor

Approx. 84.1 sq. metres (905.2 sq. feet)



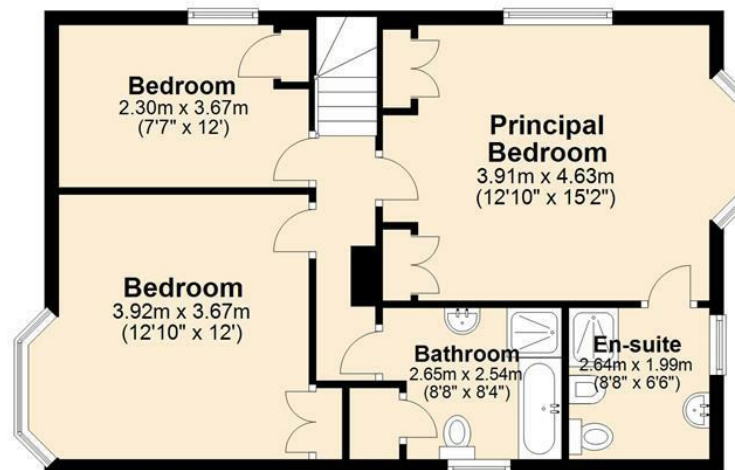
Basement

Approx. 26.8 sq. metres (288.3 sq. feet)



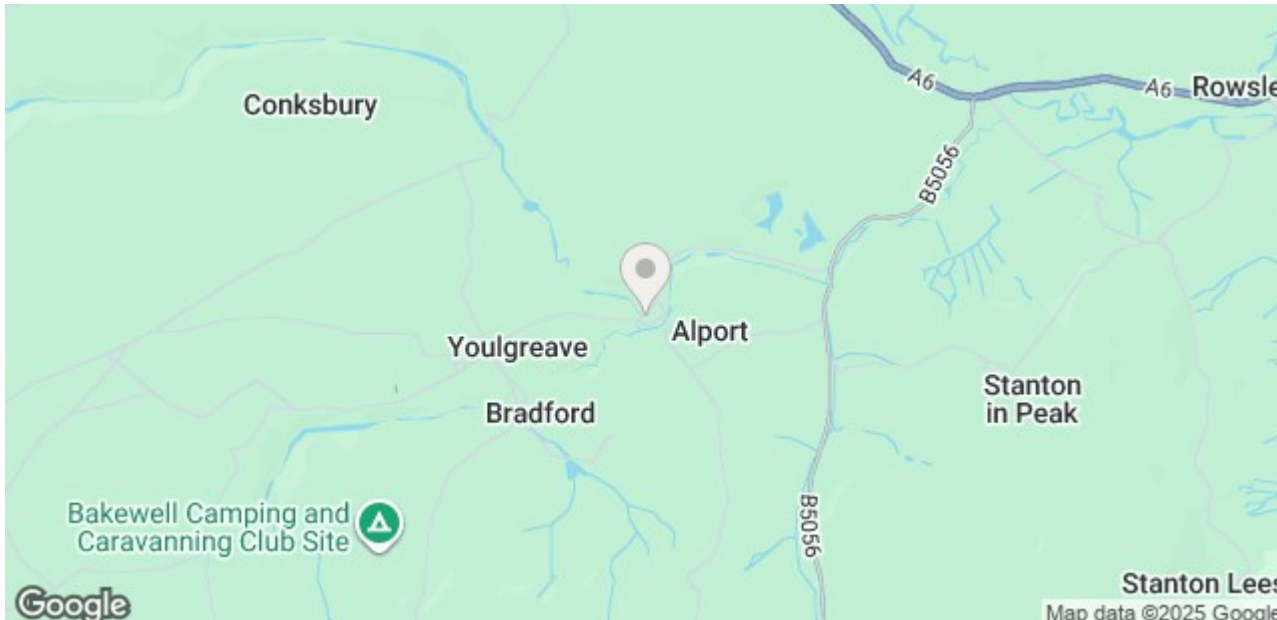
First Floor

Approx. 57.2 sq. metres (615.6 sq. feet)



Total area: approx. 168.1 sq. metres (1809.1 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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