



Claverley, North Church Street, Bakewell, Derbyshire, DE45 1DB





# North Church Street

Offers In The Region Of

## £325,000

A Delightful Traditional Property In A Sought After Peak District Setting.

A charming stone built, Grade II Listed, three bedroom character cottage with a pretty rear garden and outbuildings. Occupying a peaceful picturesque setting with views across the historic church and surrounding countryside. Ideally located for the wealth of shops, cafes, leisure facilities and country inns the popular market town has to offer. Within easy commutable distance of major commercial centres, the many surrounding villages, Haddon Hall and the Chatsworth Country Estate as well as highly regarded primary and secondary school catchment.

With spacious and flexible accommodation set over three floors and a useful cellar the character property offers scope to reconfigure the existing layout and complete to individual specifications comprising: rear entrance lobby, a dining kitchen with built in storage and an open fire, a sitting room with a bay window, display shelving and fireplace.

Cellar.

First floor: landing, a dressing room/study with built in storage ( currently used as a fourth bedroom) a double bedroom, a bathroom with built in storage cupboards and separate WC.

Second floor: landing with bedroom and an attic room/bedroom.

Exterior: vehicular access to the rear carport and driveway. An easily managed cottage garden and outbuildings. Potential off road parking for further vehicles. There is a further elevated garden area with a stone store.

No Upward Chain.



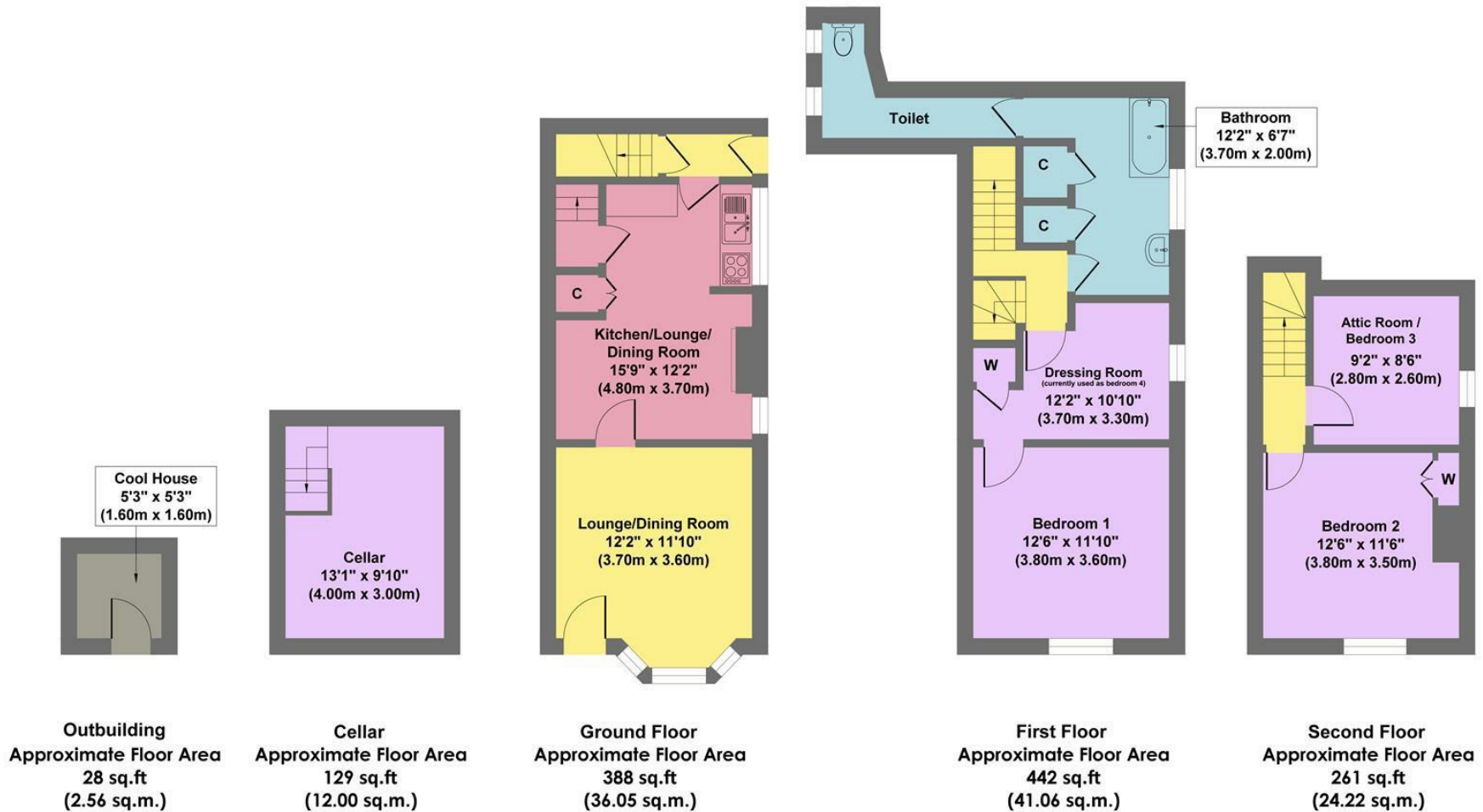
- Picturesque Peaceful Setting
- Off Road Parking For Two Vehicles
- Offers Scope For Modernisation & Cosmetic Enhancement
- Views Towards The Historic Church & Countryside Beyond
- Lady Manners School Catchment
- Easily Managed Cottage Garden With Outbuildings & Car Port
- Close To Excellent Town Centre Amenities & Leisure Facilities
- Access To Many Local Walks & Cycle Trails
- Grade II Listed
- Viewings: Bakewell Office







# Claverley House



**Approx. Gross Internal Floor Area 1247 sq.ft / 115.89 sq.m**

Illustration for identification purposes only, measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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