



Wayland House, Butts Road, Bakewell, DE45 1BP



Butts Road

Offers In The Region Of
£295,000

Charming Stone-Built Semi-Detached House with Picturesque Views.

Nestled in the heart of the serene Derbyshire countryside, this delightful stone-built semi-detached house offers a tranquil retreat with breathtaking views across the historic town of Bakewell and its scenic surroundings. Whether you're seeking a permanent residence or a holiday getaway, this property presents an ideal blend of comfort and convenience.

Currently operating as a successful holiday let, this property presents an excellent investment opportunity with the option to negotiate contents separately. Alternatively, it's equally well-suited as a main residence for those seeking a peaceful lifestyle in a picturesque setting.

With gas central heating and double glazing, the light and airy accommodation comprises: entrance hallway, a dual aspect sitting/dining room with exposed beams and a fitted kitchen.

First floor: landing, a double bedroom with far reaching views, a bathroom and a further bedroom.

Exterior: the tiered gardens border the property to three sides. A private parking space is located on Park Road, a short distance away.

No Upward Chain

- Superb Views
- Easy Reach Of Town Centre Amenities
- Light & Airy Accommodation With Gas Central Heating & Double Glazing
- Tiered Gardens To Three Sides
- Currently Run As A Successful Holiday Let
- Contents By Separate Negotiation
- Off Road Parking For One Vehicle
- No Upward Chain
- EPC: E
- Viewings: Bakewell Office





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Ground Floor
Approximate Floor Area
355 sq.ft
(33.02 sq.m.)



First Floor
Approximate Floor Area
349 sq.ft
(32.51 sq.m.)

Approx. Gross Internal Floor Area 704 sq.ft / 65.53 sq.m

Illustration for identification purposes only, measurements as 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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