



Barnes Cottage, South Church Street, Bakewell, Derbyshire, DE45 1FD

Saxton Mee

# South Church Street

Guide Price

## £400,000

£400,000 - £425,000 Guide Price

This charming and beautifully presented three-bedroom character property is nestled in the heart of the popular Peak District village of Bakewell. The spacious home has been meticulously completed to a high standard throughout, featuring high-quality fittings and an eye for detail. Upon entering, you are greeted by an entrance hallway with a built-in storage cupboard, leading to a practical boot room and a fitted dining kitchen. The kitchen boasts a range of units and integrated appliances, making it as functional as it is stylish. Adjacent to the kitchen, a generous sitting room features a cozy fireplace and offers lovely views across the rear garden, creating a perfect space for relaxation and entertaining.

The first floor houses two double bedrooms, each with built-in storage cupboards, ensuring ample space for belongings. Additionally, there is a family bathroom and a further bedroom, catering to the needs of a family or providing options for a home office or guest room.

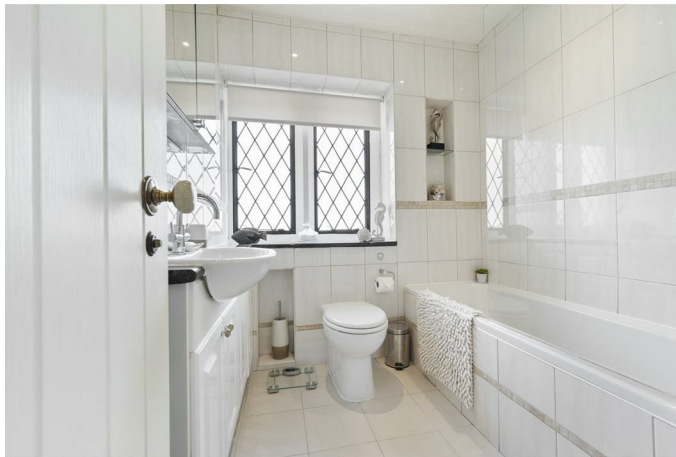
Externally, the property is equally impressive. The front hosts a quaint courtyard garden, while the rear garden is a beautifully presented enclosed space with mature planted beds, borders, and a seating terrace. This serene garden is complemented by an exterior utility room, providing extra convenience.

The location is ideal, with the property being just a short stroll from the bustling centre of Bakewell. Here, you can enjoy an impressive range of local amenities, including quality shops, restaurants, cafes, and country inns. The town's vibrant market on Mondays adds to its charm. Furthermore, Bakewell offers excellent access links to the larger commercial centres of Manchester, Sheffield, Chesterfield, and Derby. Local attractions such as Chatsworth Country House Estate and Haddon Hall are nearby, and the area boasts a wealth of walks and cycle trails meandering through the glorious Derbyshire countryside.

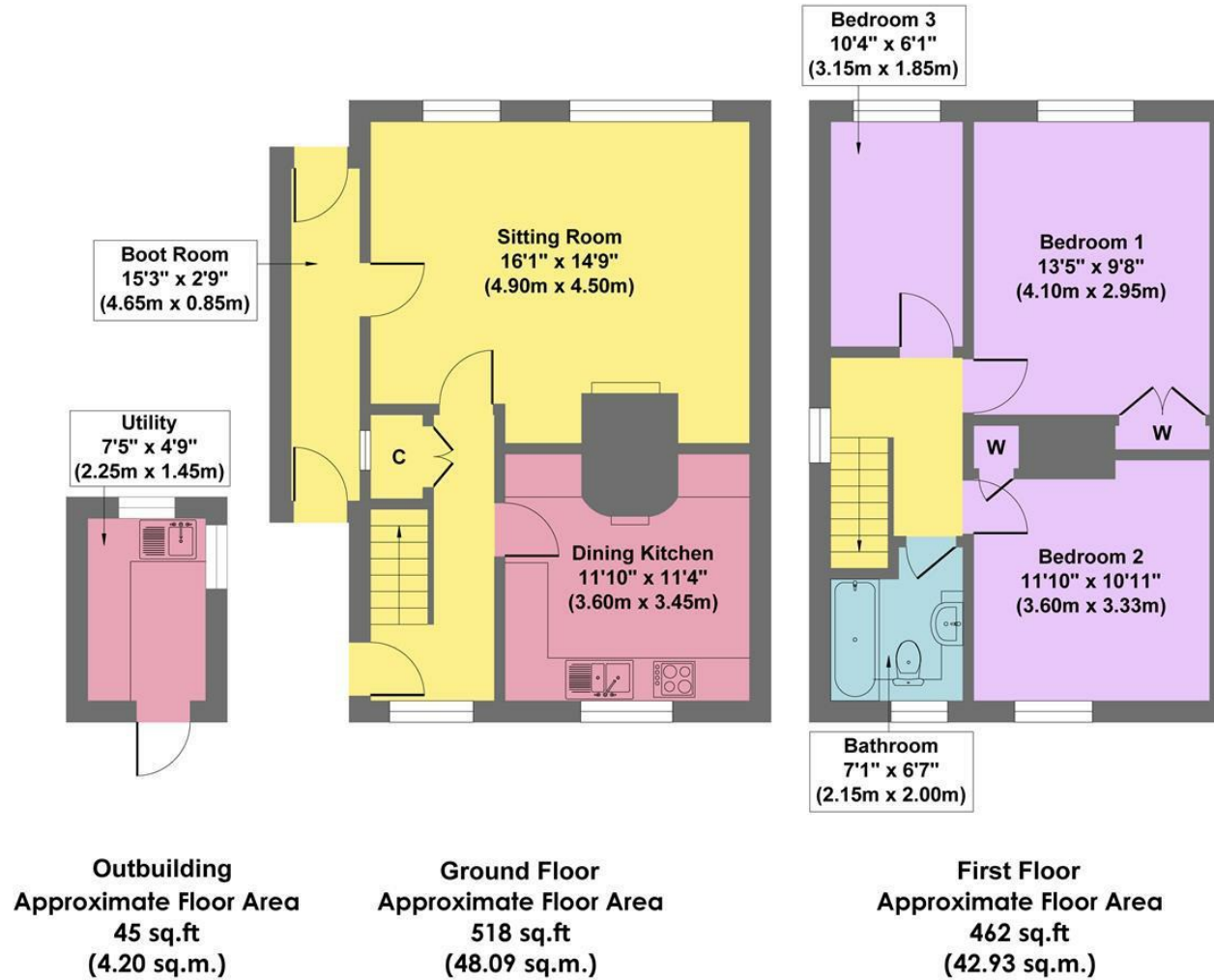


- Spacious Family Living Accommodation
- Easy Walking Distance Of the Excellent Town Centre Amenities
- Brimming With Character Features
- Bordered By Spectacular Derbyshire Countryside
- Immaculately Presented Throughout
- Within Lady Manners School Catchment
- Pretty Rear Garden And Separate Utility Room
- Ideal Main Home Or Holiday Cottage
- EPC: C
- Parking within Zone B Permit area





# Barnes Cottage



**Approx. Gross Internal Floor Area 1025 sq.ft / 95.22 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.'

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

