



3 Old Lumford Cottages, Bakewell, Derbyshire, DE45 1GG

Saxton Mee



# 3 Old Lumford Cottages

Guide Price

## £395,000

This charming three-bedroom character cottage is situated in a popular residential area of Bakewell, a highly desirable market town in the Peak District. A short distance from the town centre, the property offers convenient access to an impressive range of local shops, amenities, leisure facilities, restaurants, cafes, and country inns.

The cottage also benefits from excellent transport links to the larger commercial centres of Manchester, Sheffield, Chesterfield, and Derby. Nearby local attractions include the renowned Chatsworth Country House Estate and Haddon Hall.

The cottage is bordered by the spectacular Derbyshire countryside, with a wealth of local walks and cycle trails right on the doorstep. The beautifully presented accommodation is light and airy, spread over three floors.

The ground floor features an entrance porch leading to a sitting room with delightful views over the garden. The dining kitchen, also on this level, is well-appointed with a range of units and integrated appliances.

On the first floor, there is a landing with access to a bedroom, store and a bathroom.

The second floor landing leads to two double bedrooms

The property boasts a pretty, well-stocked front garden with a pathway leading to the entrance door.

To the rear, there is a courtyard and two useful outbuildings with electric and a bin store, adding to the home's charm and practicality.



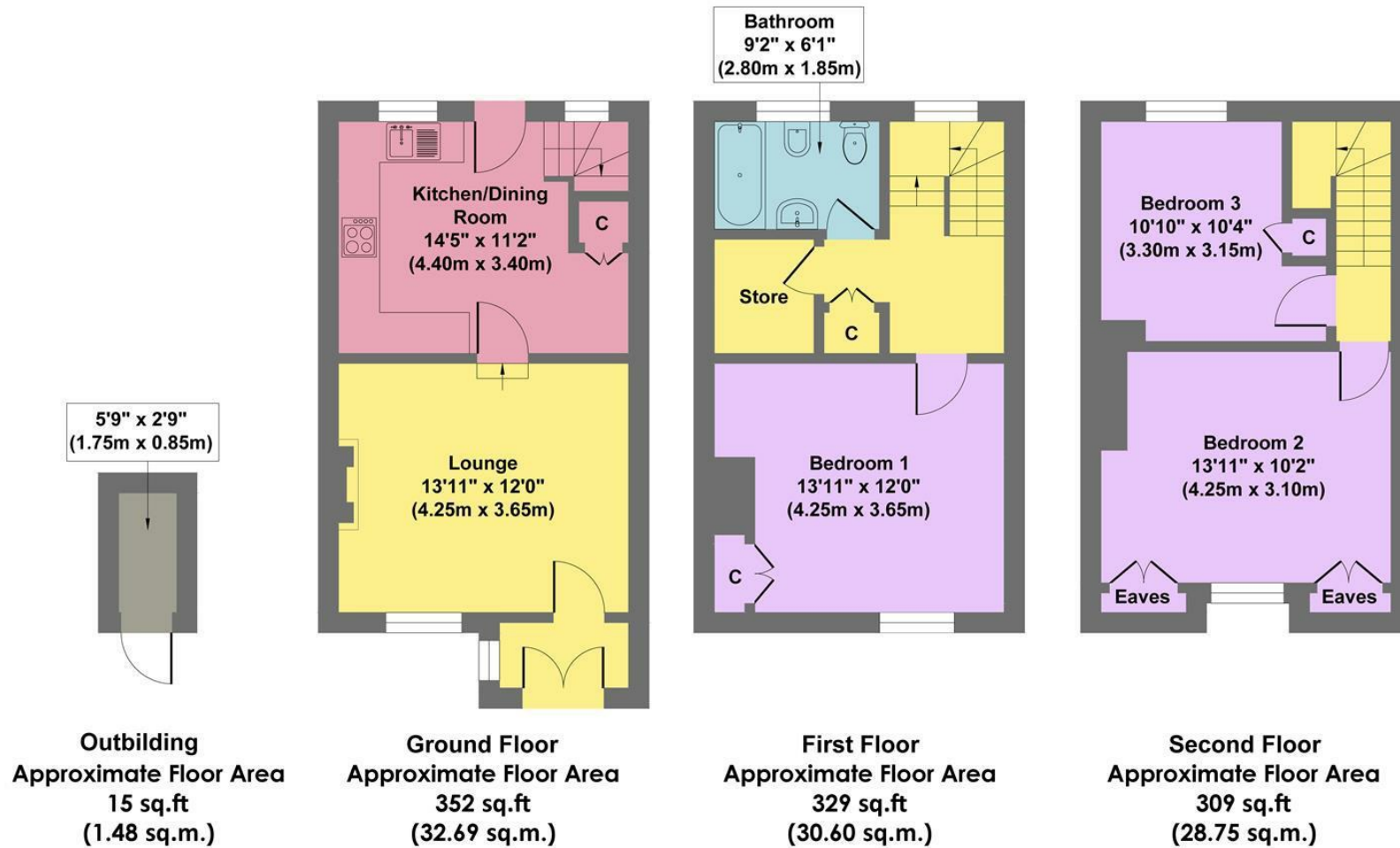
- Idyllic Setting With Lovely Views
- Character Features
- Direct Access To Many Local Walks
- Pretty Cottage Garden & Two stores
- Within Lady Manners School Catchment
- Walking Distance Of The Town Centre
- Excellent Range Of Local Shops & Amenities
- No Upward Chain
- EPC: E
- Viewings: Bakewell Office







## 3 Old Lumford



**Approx. Gross Internal Floor Area 1006 sq.ft / 93.52 sq.m**

Illustration for identification puposes 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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