



Woodside Cottage, Butts Road, Bakewell, DE45 1EB

Saxton Mee

# Butts Road

Guide Price

## £350,000

Nestled in the heart of the picturesque market town of Bakewell, this delightful double fronted, stone-built semi-detached period cottage boasts two double bedrooms and offers the perfect blend of historical charm and modern convenience. Set in a tranquil spot yet within a short stroll of the town's excellent shops, leisure facilities, and amenities, the property enjoys a prime location for access to local walks and outdoor activities, while remaining within easy reach of major commercial hubs.

£350,000 - £365,000 Guide Price

The cottage exudes character, with many of its original features beautifully preserved, including sash windows, exposed beams and window shutters. Upon entering, you are greeted by an inviting lobby that leads to the dual-aspect dining room, featuring a recessed fireplace and traditional window shutters. The light-filled room flows seamlessly into the sitting room, where a second feature fireplace and exposed beams continue the timeless aesthetic. A fitted galley kitchen and a conveniently placed WC complete the ground floor layout.

Upstairs, the charm continues with a spacious landing leading to two well-proportioned double bedrooms. The first bedroom benefits from a striking cast iron fireplace and a built-in storage cupboard, while the second bedroom offers ample space and character. A bathroom completes the first floor.

Outside, the property is approached by a driveway that provides off-road parking and access to the detached single garage with an attached store. The easily maintained courtyard gardens at both the front and rear offer private outdoor spaces, perfect for enjoying peaceful moments in the scenic surroundings. This Bakewell gem combines the allure of period features with the convenience of modern living, all in an idyllic location.

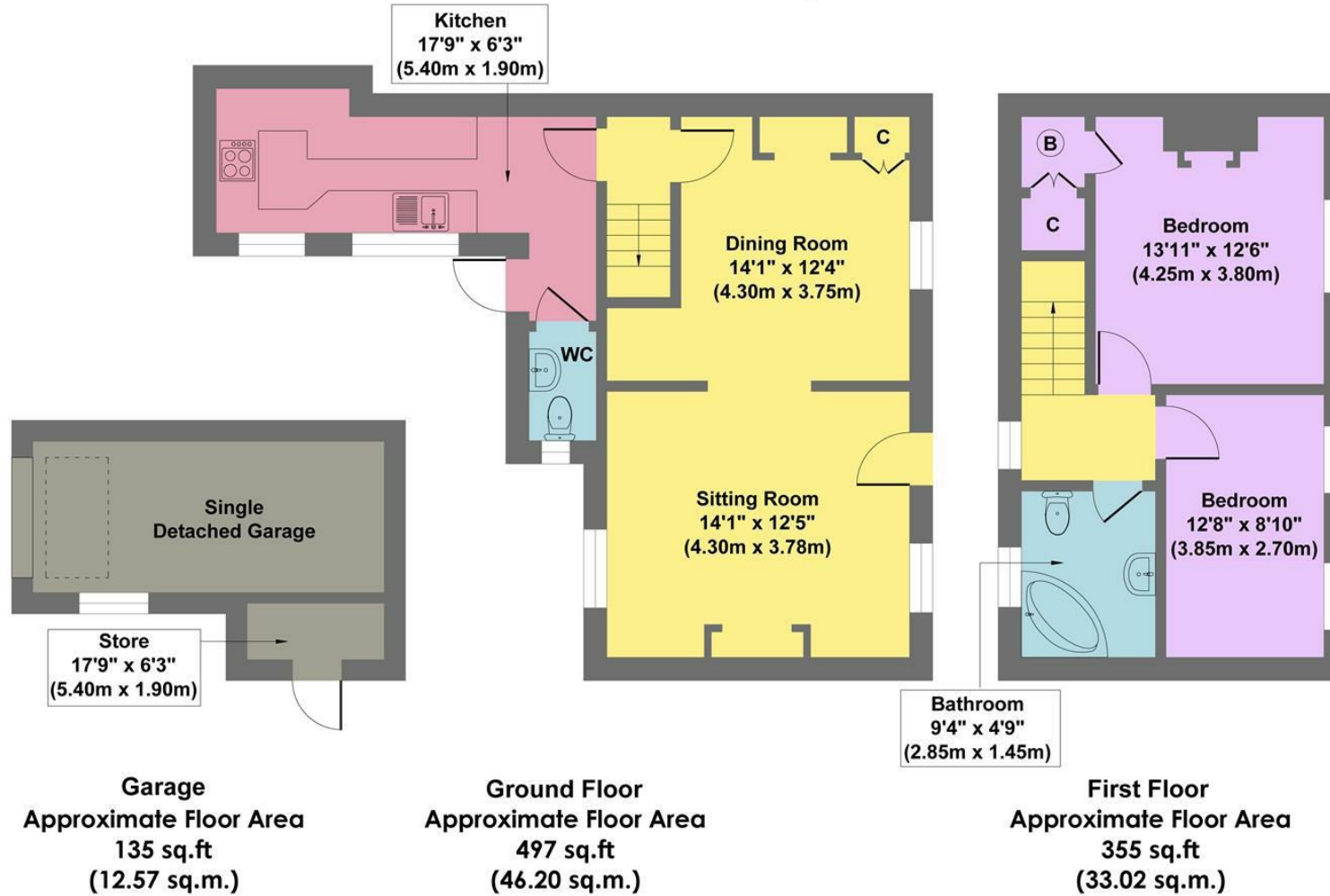


- Brimming With Character Features
- Garage & Off Road Parking
- Picturesque Setting
- Easily Managed Gardens
- Spacious Living Accommodation
- Easy Access To The Town Centre Amenities
- Attractive Views
- EPC: D
- Viewings: Bakewell Office





# Woodside Cottage



**Approx. Gross Internal Floor Area 988 sq.ft / 91.79 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.'

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)

