



Carriage House, Butts Road, Bakewell, Derbyshire, DE45 1EB



# Butts Road

Offers In The Region Of

## £350,000

An attractive, stone-built, two-bedroom, character cottage. Enviably located in the heart of Bakewell, with off-road parking for one vehicle & easily managed enclosed garden.

Carriage House Cottage includes a reception hall with solid wood flooring and under-stairs cupboard. A fitted kitchen with a range of units, an electric Esse Range & granite worktops. An archway leads to a dining area with exposed oak beams & solid wood flooring. A door opens to a spacious double-aspect sitting room, the focal point of the sitting room is an original fireplace with an Aga multi-fuel stove & French doors open to the garden.

From the reception hall, stairs rise to the first-floor landing which has space for a home office & access to the bedrooms. The master bedroom is a dual aspect room with a dressing area & a spacious luxury bathroom featuring a standalone bath. Bedroom two is a double bedroom with a luxury en-suite shower room.

Centrally positioned with easy access to the historic market town of Bakewell with a wide range of shops, amenities, leisure facilities & country inns. It is surrounded by the breathtaking Peak District countryside, offering a wealth of outdoor pursuits.

An ideal main home or holiday let with contents by separate negotiation..

No upward chain.

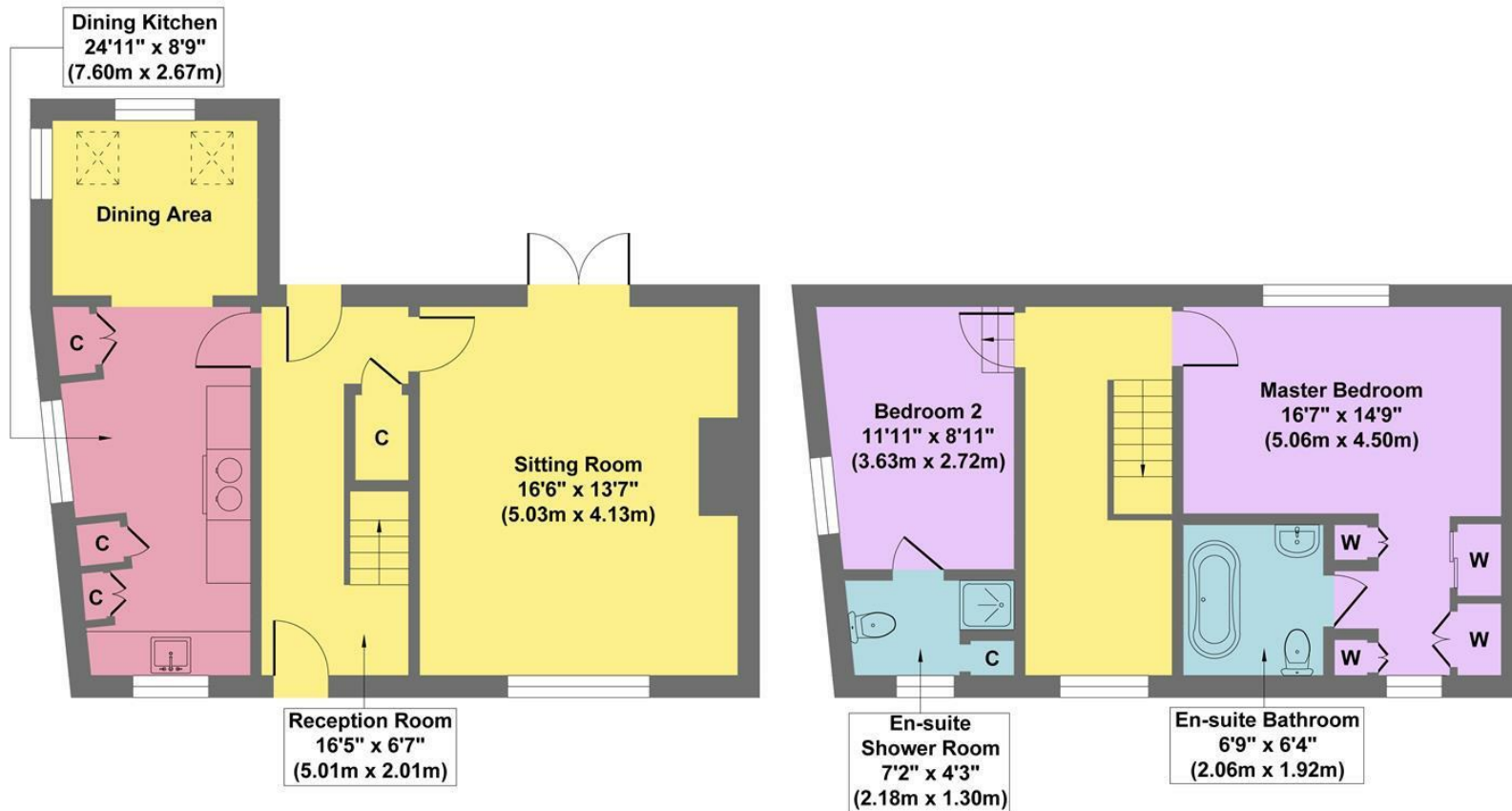


- A Beautiful Character Residence
- Currently Run As A Holiday Let With Contents By Separate Negotiation
- Off Road Parking & Easily Managed Courtyard Garden
- Historic Haddon Hall & The Chatsworth Country Estate Are On The Doorstep
- Brimming With Character Features & Offering Spacious & Flexible Living Accommodation
- Centrally Positioned Closed To The Excellent Town Centre Amenities
- Access To Many Local Walks & Cycle Trails
- No Upward Chain
- EPC: E
- Viewings: Bakewell Office





# Carriage House Cottage



**Ground Floor**  
Approximate Floor Area  
571 sq.ft  
(53.02 sq.m.)

**First Floor**  
Approximate Floor Area  
494 sq.ft  
(45.88 sq.m.)

**Approx. Gross Internal Floor Area 1065 sq.ft / 98.90 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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