



Hooley House, 14 Butts Road, Bakewell, DE45 1EB



14 Butts Road

£450,000

This unique three-bedroom detached home has been extensively renovated and thoughtfully upgraded by the current owners, resulting in a beautifully finished property that offers both comfort & style.

Nestled in the heart of the historic market town of Bakewell, it enjoys a highly convenient location just a short stroll from the town's vibrant selection of shops, cafes & restaurants. With its scenic riverside walks, charming architecture & year-round appeal, Bakewell is one of the Peak District's most desirable towns. The property also lies within the catchment area for the well-regarded Lady Manners School & local primary education.

The accommodation is beautifully presented & begins with an entrance hallway with built in storage that leads to a spacious double bedroom featuring fitted wardrobes & a en-suite shower room. Two further well-proportioned bedrooms & a large WC with space for a shower/bath complete the ground floor, offering flexibility for guests, family or even home office use.

Upstairs, the first floor is dedicated to relaxed living & entertaining. A comfortable dual aspect sitting room opens onto a private seating terrace fitted with a retractable sun awning, an ideal place to sit back & take in the attractive rooftop views across Bakewell. The well-equipped dining kitchen offers a contemporary range of units with integrated appliances, creating a sociable and functional space for everyday living.

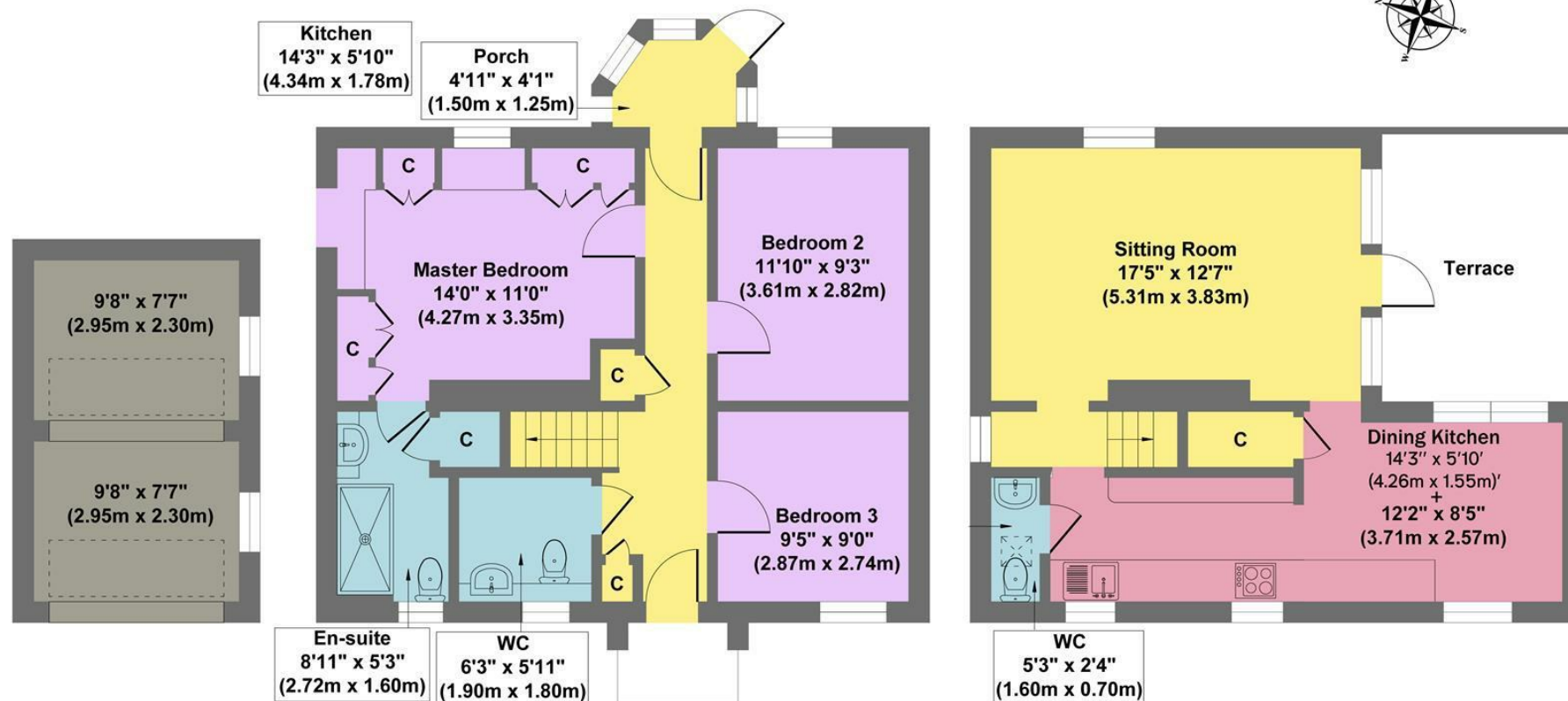
Externally, the property benefits from a single garage divided into two & an off-road parking space, along with a further low-maintenance seating terrace that adds to the home's outdoor appeal. With no upward chain, this is a rare opportunity to acquire a stylish, move-in-ready home in one of Derbyshire's most sought-after market towns.



- Sought After Historic Market Town
- Spacious & Light Living Accommodation
- Centrally Positioned
- Excellent Amenities & Leisure Facilities
- Single Garage & Off Road Parking
- Easily Managed Seating Terraces
- Lady Manners School Catchment
- No Upward Chain
- EPC: TBC
- Viewings: Bakewell Office



Hooley House



Divided Garage
Approximate Floor Area
156 sq.ft
(14.45 sq.m.)

Ground Floor
Approximate Floor Area
601 sq.ft
(55.81 sq.m.)

First Floor
Approximate Floor Area
452 sq.ft
(41.99 sq.m.)

Approx. Gross Internal Floor Area 1209 sq.ft / 112.25 sq.m

Illustration for identification purposes only. Measurements are approximate, not to scale."

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