



8 Calton View Yeld Road, Bakewell, DE45 1FN

Saxton Mee

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Guide Price

£250,000

£250,000 - £265,000 Guide Price.

A charming stone-built mid-terrace property set in a highly desirable and elevated position within the historic market town of Bakewell. The home offers spacious accommodation with two generous double bedrooms and successfully blends original character features with modern fittings. From its raised setting, the property enjoys superb far-reaching views towards the church and across the surrounding Derbyshire countryside.

Bakewell lies at the very heart of the Peak District National Park and is renowned for its vibrant atmosphere and excellent range of independent shops, cafés, restaurants and leisure facilities. The renowned Chatsworth Country Estate and Haddon Hall are both close by, while the area also offers easy access to a wealth of scenic walking routes and cycle trails. Despite its rural setting, Bakewell remains within comfortable commuting distance of major commercial centres, making it an attractive choice for a wide range of buyers.

The property is currently run as a successful holiday let but would be equally well suited as a main residence. Benefiting from gas central heating and double glazing throughout, the accommodation comprises an entrance hallway leading to a welcoming sitting room and a well-appointed fitted dining kitchen.

To the first floor there is a landing giving access to two double bedrooms with decorative cast iron fireplaces and a bathroom with a separate shower enclosure.

Externally, the property is approached via a gated and landscaped front garden, with an attractive pathway leading to the entrance door and neatly maintained planted beds. To the rear, an enclosed garden provides a private outdoor space and includes a stone-built store or workshop, along with access to the rear lane.

The property is offered for sale with no upward chain, presenting an excellent opportunity to acquire a characterful home in one of the Peak District's most sought-after locations.



- Superb Far Reaching Views
- Easy Reach Of The Excellent Town Centre Amenities
- Easily Managed Gardens
- Ideal Main Home Or Holiday Let
- Peaceful Residential Setting
- Spacious Accommodation
- No Upward Chain
- EPC: TBC
- Viewings: Bakewell Office





8 Calton View



Outbuilding

Ground Floor
Approximate Floor Area
514 sq.ft
(47.72 sq.m.)

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

Approx. Gross Internal Floor Area 966 sq.ft / 89.69 sq.m (Excluding Outbuilding)

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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