



Tannery House  
Horsecroft | Matlock Street | Bakewell | Derbyshire | DE45 1HJ

# TANNERY HOUSE



*Set in the midst of the beautiful Derbyshire Peak District, Tannery House dates back to the mid 18th century and is steeped in local history. Located in the very heart of the historic market town of Bakewell, this charmingly presented home enjoys a private, secluded and peaceful setting, surrounded by stunningly maintained formal gardens and lawn. The property further comprises open plan living, a spacious self-contained Garden Wing and an expansive summer house/studio within the grounds. All of which provide the perfect setting for contemporary town centre living.*



# INTRODUCTION

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Tannery House is a stunning example of a country home, enviably secluded and nestled within its own gated grounds, yet close to all the amenities Bakewell has to offer.

The current owners purchased the home in 1993 and have sympathetically and meticulously restored the property into a timeless and interesting home. The room sizes are excellent, boasting three spacious double bedrooms and one single bedroom in the main part of the property, and a further three double bedrooms in the Garden Wing, the building's most recent addition. This is currently used as guest accommodation providing space for up to six visitors, perfect for families and friends to discover the delights of the Peak District National Park, returning to swim in the outdoor solar heated pool or sitting in the tranquillity of the private grounds. The beauty of this home is further enhanced by a number of open plan reception areas, the total accommodation of which extends to over 3700 sq ft with an additional integrated office/workshop (the original Bloomers bakery) of approximately 580 sq ft.

The history of Tannery House is vast. The oldest part of the property originally opened into Tanners Yard at the rear of the present home. At that time, the Tannery's requirements for a water supply will have been obtained from the large stone well at the bottom of the current garden. Historically, the surrounding buildings are reported to have been largely owned by Haddon Estates and Tannery House is well known locally, to have been resided by four generations of the Bloomer family, setting up and practicing their craft as Master Bakers. The well-known "Bloomer" loaf has its origins with the family, as well as the Bloomers Original Bakewell Pudding. The original bakery, at present empty, is part of the property today.

The home is set in a fabulous location for commuting with easy access to local towns such as Matlock, Buxton and Chesterfield as well as the city of Sheffield. This is a truly spectacular and historic home situated in one of Derbyshire's most sought after areas.





# GROUND FLOOR

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Tannery House is cleverly configured and was designed to capitalise on the stunning garden views. The front door leads into a large contemporary open plan dining kitchen, flooded by natural light from three large skylights above. The breakfast table is rightly positioned to fully appreciate the gardens beyond, and when weather permits, the two sets of adjacent sliding French doors perfectly allows the indoor and outdoor space to become one.

To the right of the kitchen is a pretty sitting room behind which is the rear entrance hall, cloakroom and utility area with a door-way leading out to the rear of the property. Here the current owners capitalise from renting this space to the local café owner providing them with an outdoor sitting area in the summer months.

To the left of the kitchen is a useful office space giving access to the Garden Wing accommodation.

Further to the downstairs accommodation is the original Bloomer's bakery. This large room has access to the rear outside of the property and houses a small kitchen and cloakroom. Currently unused and business rated, the possibilities are endless from a possible workshop, shop, gym office to suggest just a few.







# SELLER INSIGHT

“ The present owners, Phil and Elizabeth were searching for a family home with potential, in the Bakewell area; following Phil's work move from York to Derbyshire, in early 1990's. They were thrilled to discover Tannery House, a superb property that began life, as the home of the Bloomer Family Bakery, in the late nineteenth century. It had room for extending, and stood in a private but prime location, within walking distance to good schools, shops and the centre of historic and vibrant Bakewell.

Two new wings were added to the property; one of which, 'The Garden Wing', is a self-contained living accommodation comprising entrance hall/dining area, living room, three en-suite double bedrooms, kitchen and laundry room.

Tannery House has been a much-loved home for the past twenty-seven years and with a wide choice of rooms it offers the luxury of space, character and comfort. A favourite room is the first-floor sitting room, overlooking the garden. It is a lovely south-facing, sun-filled summer room: whilst with the gas log fire glowing it is a cosy winter retreat. Adjoining the sitting room is the dining room which also overlooks the garden and makes a pleasing place for more formal meals.

The large, well equipped, ground floor kitchen is flooded with natural light and the wall of sliding doors invites the garden in. It is the busy daily hub of the households and a sociable area that tempts you to loiter over a meal and chat, or just sit and admire the view into the pretty garden. The snug is perhaps the area to sit and appreciate some downtime, where the windows again frame calming garden views.

The garden is a focus for the house and visitors describe it as a tranquil oasis. The lawn is bordered by colourful shrubbery, and the small solar heated swimming pool is a summer bonus. The garden has been the setting for many social occasions, from family parties, to large charity events.

Picture perfect Bakewell sits on the River Wye, it is a bustling market town in the glorious Derbyshire Peak District. Phil and Elizabeth have loved their life in the community-minded town and are sad the time has come to downsize. They will miss both Tannery House and Bakewell but take away very many happy memories.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







# FIRST FLOOR

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A doorway leads from the dining kitchen to the staircase rising to the first floor. The dining room and lounge are open plan, beautifully presented and vast. The views of the gardens can be truly appreciated from here via French doors which open onto a sizable balcony with sitting area over-looking the pool and lawns, perfect for entertaining.

The first floor boasts three double and one single bedroom, three of which have stunning views over the gardens, the other towards the rear. There are two bathrooms within this part of the property.

















### The Garden Wing

Built in 1994 the Garden Wing at Tannery House is an impressive addition to the main accommodation. Located right in the heart of the bustling market town yet hidden away in private grounds, the current owners seized the opportunity to develop what is now a thriving business, perfect for guests, families and friends to explore the local highlights on foot, and within commutable distance to many tourist spots ranging from historic country homes to all the recreational activities the Peak District has to offer.

The Garden Wing offers flexible accommodation on one level and can be entered either through the main house or through a separate front door leading from the patio. Upon entering, we are greeted by a large hall complete with dining area giving access to the rear kitchen and utility room with laundry. The lounge to the left is spacious, light and welcoming with views over the gardens. Leading from here are three double bedrooms, all with their own sizable ensuite shower/bathrooms. A delight within this accommodation is the addition of French doors from each of the bedrooms onto the expanse of patio and the gardens beyond.

















# OUTSIDE

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To the outside, Tannery House is private and secluded, largely hidden from view by a gated entrance.

Once inside the grounds there is an air of tranquillity yet just moments away from the flourishing town and all it has to offer. There is a car park area to the side of the property, sizeable for multiple vehicles. The property benefits from the addition of a detached double garage approaching 400 sq ft, half of which is used as a workshop. The home and Garden Wing wrap around the large expanse of lawn, beautifully manicured and edged with well-established trees, shrubs and specimen trees. The garden is truly breath-taking and further features a small solar heated swimming pool and numerous quiet corners to sit and relax. Within the grounds and opposite the front of the property is a pretty wooden summer house, currently utilised as a studio by the current owners and fully underfloor heated.

Alongside the garden wing and main property is a wide expanse of patio, perfect for sitting out in the summer months giving the possibility of al fresco dining or just simply enjoying the sun whilst taking in the delights of the beautiful gardens.











# LOCAL AREA

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The Peak District is home to some of the most spectacular and fascinating historic country houses and castles in the country. The closest of which is the eminent Chatsworth House and the stunning medieval manor, Haddon Hall. Both of these stately homes have inspired filmmakers, authors and painters over the centuries and are synonymous with the history of the area. Bakewell itself is said to be the heart of the Peak. A prosperous town set within a valley alongside the River Wye. The local walks and leisure activities are extensive as well as exploring the local heritage and history. The divided landscape has something for everyone from the windswept moors in the north, known as the Dark Peak to the softer green meadows of the White Peak in the South.

There is a wide variety of independent shops, hotels, museums, art galleries, restaurants and cafés. The latter providing the perfect opportunity to sample the local delicacy, the Bakewell Pudding.

The local schools here too are well renowned with Lady Manners achieving multiple awards and have a long and successful tradition of involvement in the wider community. There is also an excellent independent prep school within the heart of the town itself. Bakewell is easily accessible for local transport hubs such as Derby, Sheffield and Chesterfield and close to other market towns such as Matlock and Buxton.







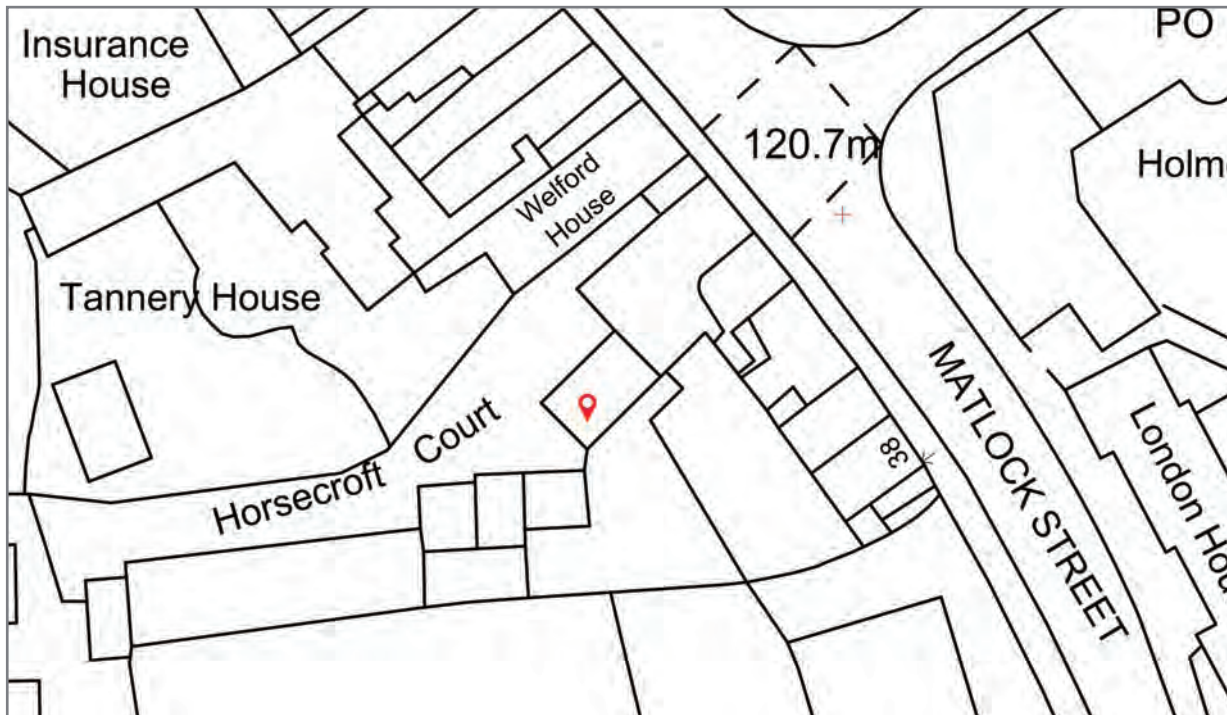
# LOCATION

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# INFORMATION



## Services

Mains services with gas central heating. There are two boilers, one for the main house, one for the Garden Wing.

## Tenure

Freehold

## Local Authority

Peak District National Park Planning Authority and Derbyshire Dales District Council.

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973 888

## Website

For more information visit [www.fineandcountry.com/uk/derbyshire](http://www.fineandcountry.com/uk/derbyshire)

## Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



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**Tannery House, Horsecroft Court, Matlock Street, Bakewell**

Approximate Gross Internal Area

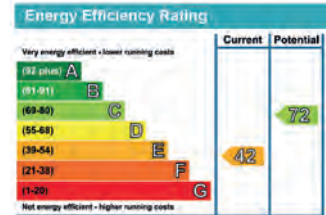
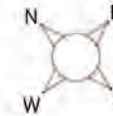
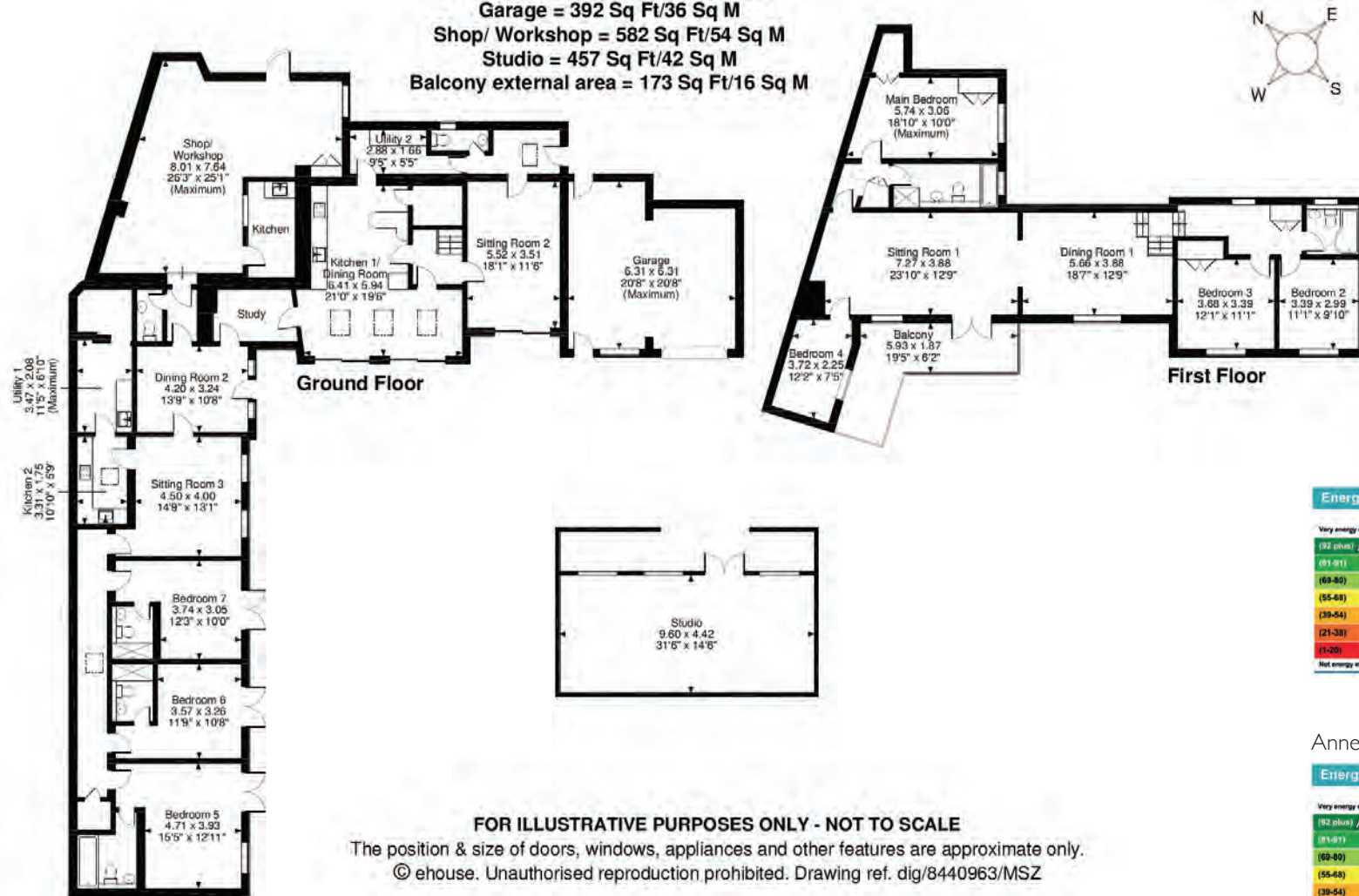
Main House = 3735 Sq Ft/347 Sq M

Garage = 392 Sq Ft/36 Sq M

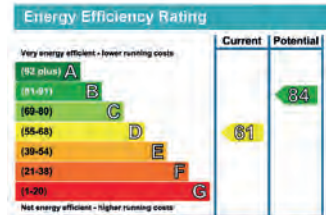
Shop/ Workshop = 582 Sq Ft/54 Sq M

Studio = 457 Sq Ft/42 Sq M

Balcony external area = 173 Sq Ft/16 Sq M



Annexe



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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THE FINE & COUNTRY  
FOUNDATION

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