



3 Sunnylea Greaves Lane, Bakewell, Derbyshire, DE45 1QH

Offers in excess of £420,000

"I am excessively fond of a cottage; there is always so much comfort, so much elegance about them."
(Jane Austen)

Discover this charming three-bedroom cottage, beautifully refurbished to a high specification while preserving its unique character! With off-road parking, a garage, and lovely gardens, this gem is nestled in a picturesque village within the stunning Peak District National Park. Don't miss your chance to own a piece of Derbyshire tranquility!

CottageLife #PeakDistrict #DerbyshireDreams

Denise White Estate Agents Comments



Introducing an exquisite three-bedroom mid-terrace cottage, beautifully designed and renovated to the highest standards. This charming home features a detached garage, off-road parking, and spacious front and rear gardens. Nestled in the idyllic village of Ashford in the Water, right in the heart of the Peak District National Park, and just a stone's throw from the bustling market town of Bakewell, this cottage offers a peaceful retreat surrounded by stunning countryside.

Imagine sipping tea in your garden, immersed in a book, while the gentle sounds of nature envelop you. Take leisurely strolls around the village to discover a quaint country shop, a delightful tea café, and a highly regarded restaurant. This cottage not only provides modern comfort but also celebrates the original character of its era, making it a perfect choice for both a primary residence and a holiday getaway. Quality furnishings and contents are available by separate negotiation, allowing you to move in seamlessly.

The interior has a gas central heating system and double glazing for year-round comfort. The ground floor features a welcoming entrance lobby, a cosy sitting room complete with a log-burning stove, and a bespoke dining kitchen outfitted with high-end appliances, granite countertops, and a rustic quarry tiled floor. A spacious pantry/utility room adds practicality, along with a rear porch that opens up to the rear aspect of the house.

Upstairs, you'll find a landing that leads to three generously sized double bedrooms and a luxurious bathroom with a separate shower. Outside, the detached garage is conveniently situated at the end of the driveway, accessible through a charming archway. Ample off-road parking and three useful storage sheds enhance the practicality of this enchanting cottage, while the manageable rear garden provides gated access to the nearby park.

This property is offered with no upward chain, presenting a rare opportunity to embrace the tranquillity of countryside living at its finest. The village itself boasts essential amenities, including local shops, cafes, and country inns, along with easy access to a multitude of walking and cycling trails. With attractions like Bakewell, the Chatsworth Country Estate, and historic Haddon Hall nearby, adventure and exploration await just outside your door.

Location



Ashford-in-the Water is a picturesque village located in the heart of Derbyshire, within the stunning Peak District National Park. Renowned for its charming stone cottages and tranquil atmosphere, this idyllic location offers a perfect blend of natural beauty and local amenities. The village is characterised by its scenic riverside setting along the River Wye, providing residents and visitors with delightful walking paths and serene spots for relaxation.

Ashford in the Water is home to a range of quaint shops, traditional pubs, and inviting tea rooms, making it a wonderful place to experience local culture and cuisine. The village also hosts a variety of community events throughout the year, fostering a strong sense of community among its residents.

For outdoor enthusiasts, the surrounding countryside provides ample opportunities for

walking, cycling, and exploring nature, with numerous trails leading to breath-taking landscapes. Additionally, nearby attractions include the historic market town of Bakewell, the magnificent Chatsworth Country Estate, and the enchanting Haddon Hall.

With its combination of natural beauty, rich history, and vibrant community, Ashford in the Water is an ideal location for those seeking a peaceful lifestyle in a stunning rural setting.

Ashford in the Water benefits from a well-connected road network. The village is conveniently situated near the A6 trunk road, which runs through the Peak District and provides direct routes to key destinations such as the historic market town of Bakewell and the vibrant city of Derby. For those traveling further afield, the A623 connects to the M1 motorway, allowing for quick access to major cities like Sheffield and Manchester. Additionally, the nearby A57 offers routes towards the scenic Snake Pass, leading to stunning views and outdoor adventures. Public transport options are also available, with local bus services connecting Ashford-in-the Water to surrounding towns and villages, providing convenient access to amenities and attractions in the Peak District.

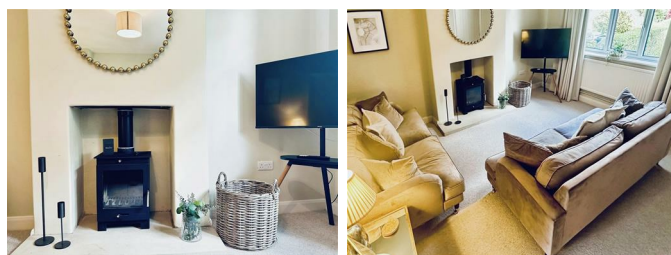
Entrance Hall



Access into the lounge and stairs leading up to the first floor accommodation.

Lounge

13'5 x 13 (4.09m x 3.96m)



Fitted carpet, multi fuel stove sat on a raised hearth, window to the front aspect, ceiling light, under stairs storage cupboard, radiator, access into the kitchen.

Dining Kitchen

12'4 x 11'2 (3.76m x 3.40m)



A bespoke kitchen with a range of wall and base units with granite work surfaces over, double sink unit with central tap over, drainer in work surface, window over looking the rear aspect of the house, plumbing for washing machine, space in alcove for range style gas cooker with tiled inset, plate rack, quarry tiled flooring, dishwasher, fridge, access into the rear porch and into the walk in pantry/storage cupboard.

Rear Porch

Access to the rear aspect of the property.

First Floor Accommodation

Landing space leads to the three double bedrooms and bathroom.

Bedroom One

16'7 x 11'4 (5.05m x 3.45m)



Fitted carpet, ceiling light, radiator, storage cupboard, window to the rear aspect.

Bedroom Two

16'6 x 13 (5.03m x 3.96m)



Fitted carpet, ceiling light, window to the front aspect, radiator.

Bedroom Three

11 x 9 (3.35m x 2.74m)



Fitted carpet, ceiling light, window to the front aspect, radiator.

Bathroom

10'10 x 8'10 (3.30m x 2.69m)



A beautiful bathroom suite which comprises; free standing bath, W.C. corner shower, vanity wash hand basin, window to the rear aspect, ceiling light. inset spot lighting, extractor, radiator.

Outside



At the front of the property, you'll find a charming enclosed garden that is predominantly laid to lawn, beautifully complemented by vibrant flower and shrub borders, as well as traditional dry stone walling that enhances the rural character of the cottage. This delightful outdoor space offers a serene spot for relaxation and enjoyment.

The rear of the property features a convenient driveway with ample off-road parking, leading to a detached garage that provides additional storage or workshop space and is ripe for development. Alongside the garage, there is an extra enclosed area of garden.

Additionally, a stone outbuilding is located on the property, with three spacious sections, which belong to the cottage. These versatile outbuilding spaces can be utilised for various purposes, such as storage, workshops, or even potential hobby areas, further enhancing the practicality and appeal of this lovely cottage.

Agents Notes...

Freehold
All Mains services are connected

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of

property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

WE WON !!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and

independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Do You Need Help With A Mortgage ?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

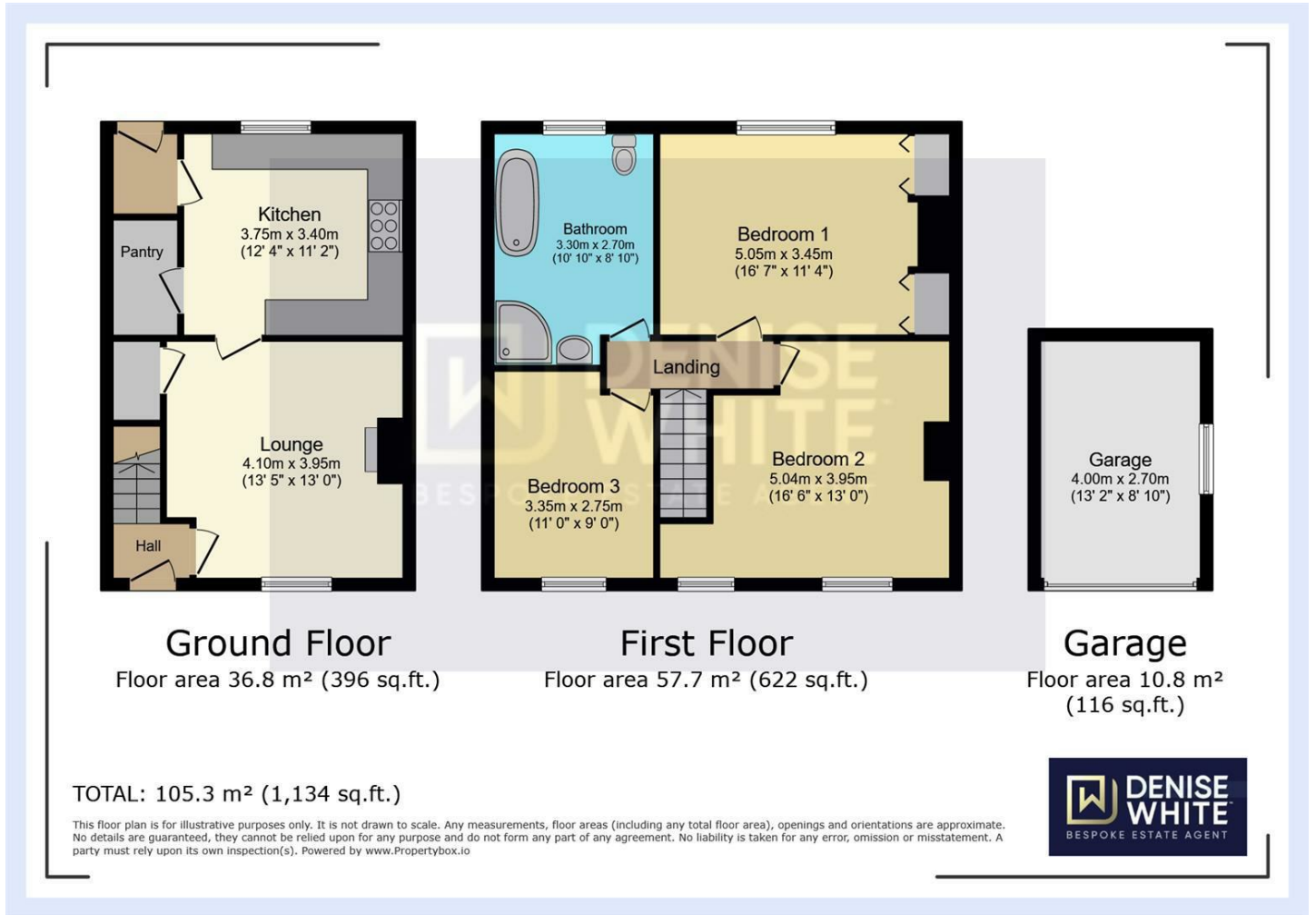
Do You Need To Sell or Rent A House ?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Will Need A Solicitor !

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

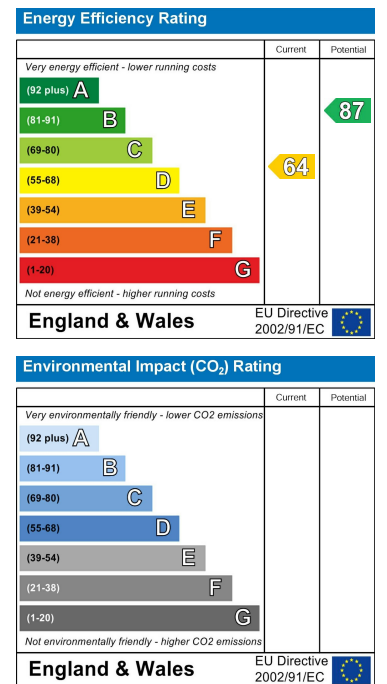
Floor Plan



Area Map



Energy Efficiency Graph



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