



**Old Lumford Cottages Bakewell**

**welcome to**

**Old Lumford Cottages Bakewell**

Bagshaws Residential is delighted to offer for sale this three bedroom property which is situated in a popular residential area of the highly desirable Peak District market town of Bakewell.



### **Sitting Room**

12' x 13' 10" ( 3.66m x 4.22m )

The charming sitting room has a front facing double glazed UPVC window which overlooks delightful gardens and the River Wye. The room has a natural pine bullseye fireplace with raised hearth and decorative tile inset with living frame mains gas coal effect fire with back boiler for central heating and water and a radiator. To the adjacent chimney recess there is a pine storage cupboard.

### **Dining Kitchen**

11' 1" x 14' 5" ( 3.38m x 4.39m )

The dining kitchen features a comprehensive range of cream modern base and wall units, having rolled edge beech effect work surfaces incorporating a 1 1/4 bowl stainless steel sink with mixer tap. Built in appliances by Stoves include a four ring gas hob with cooker hood above and a double oven beneath. There is space and plumbing for a washing machine. Further integrated appliances include an under counter larder fridge. The floor is ceramic tiled throughout in limestone shades with ample space for a dining table beneath the stairway. The room has a rear facing double glazed UPVC window, a part glazed stable door which leads to the rear courtyard and a radiator. Within the measurements a turning staircase leads to the first floor.

### **Landing**

The stairway has a rear facing double glazed window and a radiator. There is a cylinder airing cupboard with lagged copper cylinder emersion heater and slatted shelving.

### **Box Room**

6' x 4' 7" ( 1.83m x 1.40m )

This useful box room has shelving and a light point.

### **Bedroom One**

12' x 14' ( 3.66m x 4.27m )

Bedroom One has a front facing double glazed window which provides spectacular views over the cottage walled garden to the front elevation, the River Wye and Sheepwash Bridge. Included within the measurements is a louvered door double wardrobe. There is a decorative cast iron fireplace retained for display purposes.

### **Bathroom**

The bathroom comprises of a white suite with chrome fittings including a panelled bath with Mira Sport electric shower over and rail for a shower curtain, pedestal wash basin, WC and bidet. There is a mirrored vanity unit, a radiator and a rear facing double glazed translucent window.

### **Second Floor Landing**

A turning staircase from the first floor landing leads up to the second floor there is also a rear facing double glazed window.

### **Bedroom Two**

10' x 14' max.overall measurement ( 3.05m x 4.27m max.overall measurement )

With a front facing double glazed dormer window providing elevated views over the garden, River Wye, towards Sheepwash Bridge and in the direction of the market town of Bakewell. There is a radiator and access to the under eaves storage and insulated roof space.

### **Bedroom Three**

9' x 10' 2" plus door opening recess ( 2.74m x 3.10m plus door opening recess )

Bedroom three has a radiator and rear facing double glazed window which provides an attractive outlook towards the Monsal Trail.

### **Front Garden**

The garden to the front of the property has dry limestone walls, a picket gate and path leading to the entrance door.

### **Rear Garden**

The rear gardens have a courtyard and outbuildings. Outbuilding One is 5 ft 10 by 4ft 10 and has power and light.

The second outbuilding (the former exterior WC) has light and shelving.

Outbuilding Three is a half share of the adjacent open fronted bin store. There is shared access adjacent to the outbuildings to the rear gravelled courtyard which has raised beds including ferns and buddleia. There is access to the rear of the property which adjoins the track leading to the Monsal Trail, and also vehicle access to the parking spaces at the rear of the property. This parcel of land is leased by a third party and residents have a license to park there.

### **Agents Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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## Old Lumford Cottages, Bakewell

- Delightful three bedroom cottage
- Close proximity to an excellent range of local amenities in the town centre
- Situated in the heart of the popular Peak District market town of Bakewell
- No onward chain

Tenure: Freehold EPC Rating: E

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BAK106871 - 0007

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