



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



1 Burton Close Mews

Bakewell, DE45 1AG

**Offers In The Region Of £325,000**



# 1 Burton Close Mews

, Bakewell, DE45 1AG

This charming Grade II Listed three bedroom mews house is set in an enclosed private courtyard being developed from former stables and coach house. This stone property boasts many original charms and features throughout with spacious family accommodation set over two floors, having mature gardens laid to lawn with trees and shrubs, providing off road parking in the cobbled courtyard and adjoining open fronted car port. This home is located on the outskirts of the Peak District National Park and being on the edge of the busy market town of Bakewell.

A viewing is highly recommended.

## Situation

The property is situated in the popular market town of Bakewell within easy commuting distance of Ashbourne and Buxton, also being on the boundaries of the picturesque Peak District National Park.

## Directions

From our Leek office take the A53 Buxton Road out of the town. Continue along passing through Upper Hulme and take the right hand turn signposted Longnor. Follow this road through Longnor and Monyash and into the town of Bakewell. At the traffic lights turn right onto the A6 signposted Matlock. After the second set of traffic lights turn right into Burton Close Drive and follow the road which then becomes a smaller track, bearing left at the fork in the road, and continue into the main courtyard where number 1 is situated on the right hand side identifiable by our For Sale board.

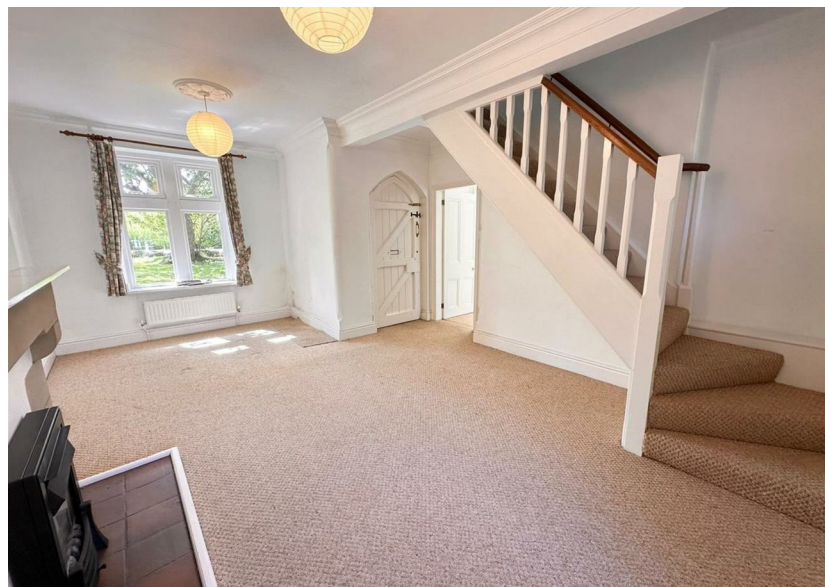
## Accommodation Comprises:

Front Door under Covered Porch

## Dining Room

19'5" x 13'5" (maximum measurement)  
(5.93m x 4.11m (maximum measurement))

With fitted carpet, stone fireplace incorporating coal effect gas fire on tiled hearth, radiators, double glazed windows to front and rear, cornicing and staircase off



### Sitting Room

13'11" x 12'0" (maximum measurement) (4.25m x 3.66m (maximum measurement))

With fitted carpet, double glazed windows to front and rear incorporating side panels, open stone fireplace with wooden carved surround on marble hearth, dado rail, cornicing and two radiators.

### Kitchen

13'9" x 4'10" (4.21m x 1.49m)

With range of base units and drawers under roll top work surface, stainless steel sink unit, space for washing machine, wall mounted Worcester combination boiler, radiator, double glazed window to side, double glazed Velux window to side and external door to side elevation.

### Small Pantry/Store

Shelving.

### Bathroom

7'8" x 6'4" (maximum measurement) (2.36 x 1.94 (maximum measurement))

With white suite comprising panel bath with mixer tap incorporating shower over, low level WC, wash hand basin in vanity unit, secondary glazed window to side elevation, part tiled walls and radiator.

### First Floor

Staircase leading to First Floor Landing with loft access, feature secondary glazed window to front, built in airing cupboard, radiator and giving access to: -

### Bedroom One

13'11" x 11'11" (maximum measurement) (4.26m x 3.65m (maximum measurement))

With feature secondary glazed window to rear, built in store cupboard, decorative fireplace and radiator.



**Bedroom Two**  
9'7" x 8'5" (maximum measurement)  
(2.941m x 2.576m (maximum measurement))

With feature secondary glazed window to front, built in wardrobe and radiator.

**Bedroom Three**  
8'10" x 6'9" (maximum measurement) (2.71m x 2.08m (maximum measurement))

With feature secondary double glazed window to rear, decorative fireplace, built in wardrobe and radiator.

### Outside

To the front of the property is a quaint cottage garden laid to lawn with mature trees and shrubs. There is also an enclosed private courtyard to the side with access from the kitchen, having pedestrian gate and small stone Shed housing meters.

The main cobbles courtyard provides off road parking.

**Car Port**  
11'7" x 11'5" (3.54 x 3.49)

Open fronted stone and tiled Car Port providing parking for additional vehicles, power and lighting and loft storage above.

### Services

We assume the property is connected to mains electricity, water, gas and drainage.

### Viewings

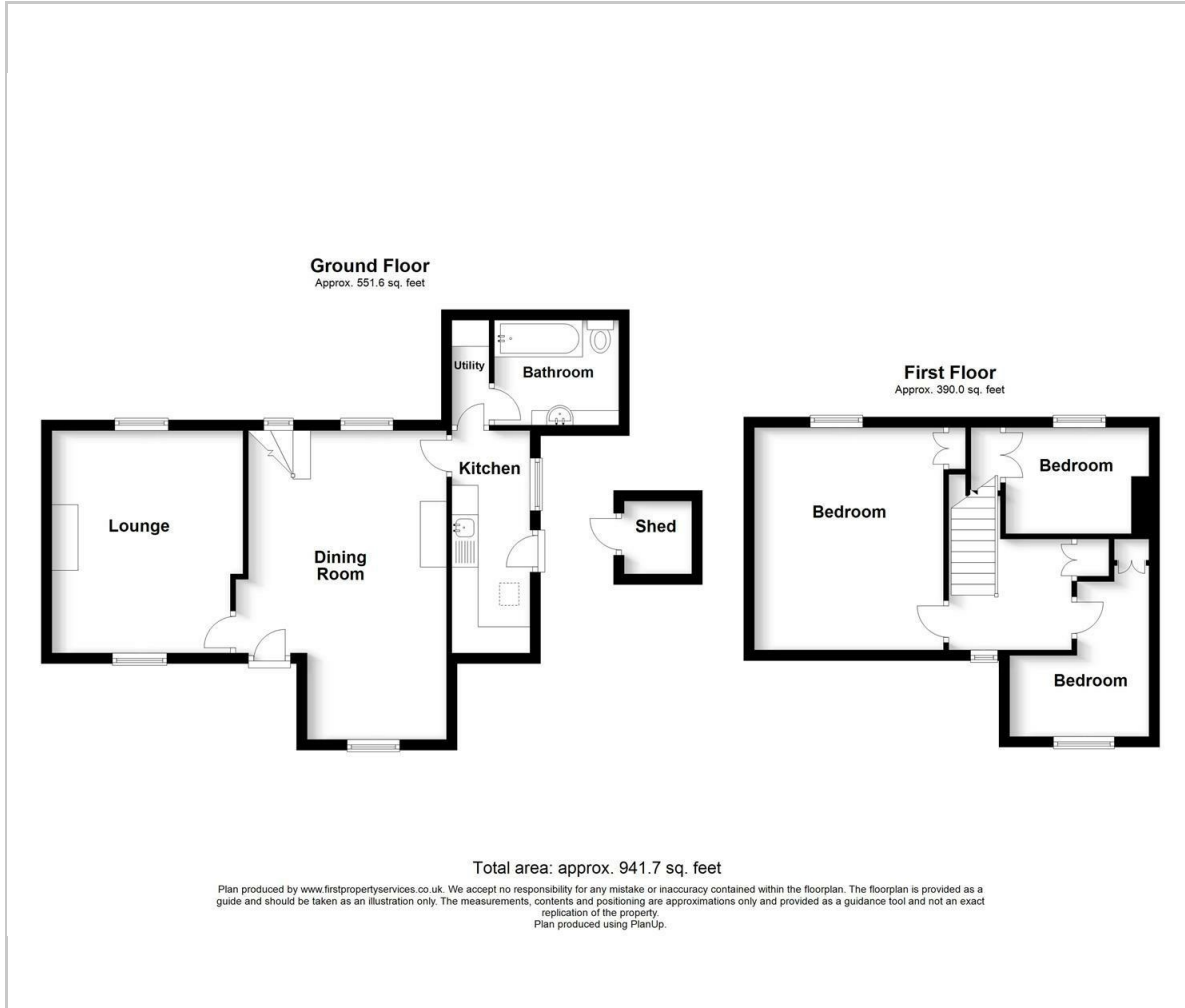
By prior arrangement through Graham Watkins & Co.

### Local Authority

The local authorities are Derbyshire County Council and Derbyshire Dales District Council.



## Floor Plan

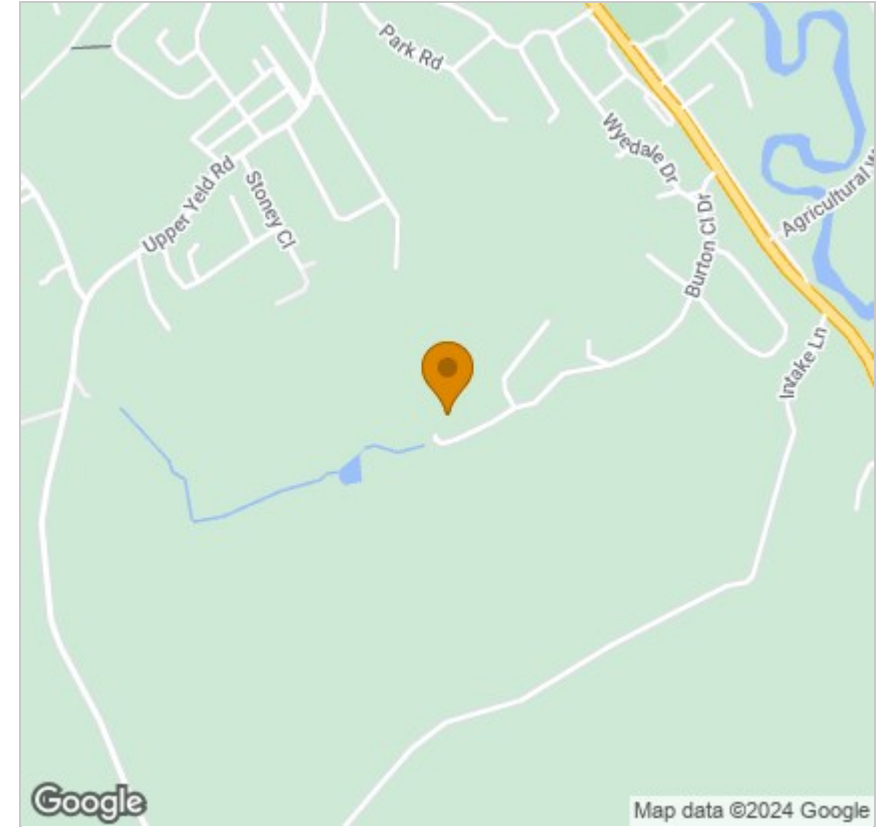


## Viewing

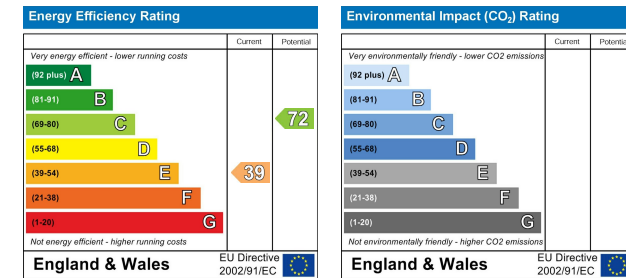
Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

57 Derby Street, Leek, Staffordshire, ST13 6HU  
Tel: 01538 373308 Email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) <https://www.grahamwatkins.co.uk>

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.