



1 Pickford Villas, Monyash Road

Bakewell, DE45 1FG

A Victorian three bedroomed end terrace cottage, beautifully positioned on the edge of Bakewell with lovely gardens, off-road parking and single garage. Occupying an elevated position with far reaching views, this attractive cottage benefits from spacious accommodation and requires significant updating throughout.

The front door opens to an entrance hall with stairs rising to the first-floor landing and access to two front facing reception rooms. The sitting room enjoys a pleasant aspect with large uPVC front facing window and electric fire place. The dining room enjoys the same view with gas fireplace and original fitted wardrobes. To the rear of the property, an inner hallway provides access to further ground floor accommodation.

The kitchen features a range of units, original quarry tiled flooring and stainless-steel sink and drainer. Adjoining the kitchen is a large walk-in pantry and utility room that could easily be knocked through into one large open plan breakfast kitchen. Accessed from the inner hallway is a large under stairs storage cupboard and a door providing access to the lounge.



- Three bedroomed end terrace Victorian family home,
- Extensive refurbishment required throughout
- External store
- Off-road parking and single garage
- Two reception rooms
- Family bathroom
- Pretty garden with exceptional views
- Kitchen, utility room & walk-in pantry
- No onward chain



From the entrance hall stairs rise to the first-floor landing with access to all rooms. Bedroom one is a large double bedroom with pleasant aspect across Monyash Road towards Manners wood. Bedroom two is a further large double bedroom with a dual aspect offering a superb view across Bakewell, taking in Manners Wood and Bakewell church. Bedroom three is a further double bedroom with fitted wardrobes and rear facing aspect across neighbouring fields. The family shower room features a white suite consisting of wall mounted wash basin, shower enclosure with Mira Sport attachment and chrome heated towel rail. An adjoining room features a separate WC.

Outside, to the front of the property, steps lead to the front door via a tiered garden. The garden continues to the side of the property featuring deep floral borders and an area of lawn. To the rear of the property, is a greenhouse and stone-built shed. There is a right of way across the land to the adjoining field and potential for further off road parking.

Separate from the property, across the Monyash Road, is off-road parking for one/two vehicles and a single stone-built garage, owned by 1 Pickford Villas on a separate title.







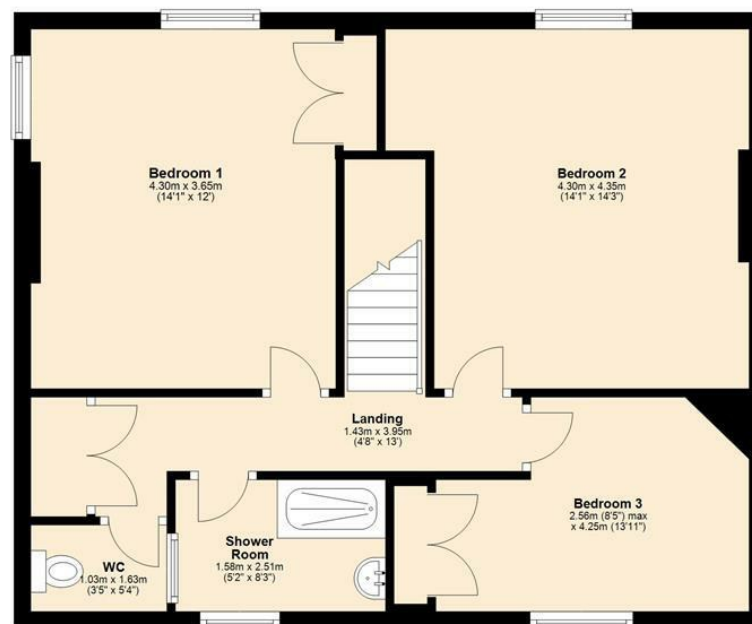
Ground Floor

Approx. 59.8 sq. metres (643.8 sq. feet)



First Floor

Approx. 59.8 sq. metres (643.8 sq. feet)



Total area: approx. 119.6 sq. metres (1287.5 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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