



The Chimneys  
1 Buxton Road, Bakewell



**Blenheim**  
Park Estates



BUXTON ROAD



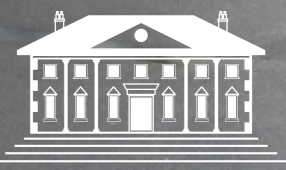
Oncoming vehicles in middle of road

the jewellery studio

engagement & wedding rings    bespoke design    repairs & remodelling

Tattoo Endless Ink Piercing

A Superb Three Bedroomed Apartment in a Popular Area





The Chimneys

## Welcome to The Chimneys

Filled with character, this Grade II listed, three bedroomed apartment has been sympathetically renovated to a high standard to present fabulous living spaces that have a mix of traditional and modern features.

The apartment is set across three floors and provides a bay-windowed breakfast kitchen that is complete with new integrated Lamona appliances and a bright lounge with a log burner. Situated on the second floor are three bedrooms, two of which are doubles, and a well-appointed bathroom.

For all of the refurbishment works that have been undertaken, a Listed Building Consent has been acquired by current owner from the Peak District National Park Authority. Permit parking is purchasable through the local authority. Also available to purchase separately is a ground floor retail unit, which offers a fantastic investment opportunity in central Bakewell.

The Chimneys is positioned in the heart of Bakewell and is surrounded by a host of amenities including shops, cafes, restaurants and public houses. Within the area there is access to local schooling such as the Lady Manners School and Sixth Form and S.Anselm's Preparatory School. The property is located within a short distance for walks along the River Wye, through the Bakewell Recreation Ground and routes onto the Monsal Trail which spans approximately 8.5 miles. Living in the Peak District, there are plenty of activities and attractions to visit such as Bakewell Golf Club, Chatsworth House, Haddon Hall, Ladybower Reservoir and Derwent Reservoir. Beyond Bakewell major towns and cities such as Sheffield, Chesterfield and Buxton can be reached by road within an hour and a journey to Manchester can take approximately 2 hours.

**The apartment briefly comprises on the ground floor:**  
Entrance hall and WC.

**On the first floor:** Landing, lounge, breakfast kitchen and study.

**On the second floor:** Landing, master bedroom, bedroom 2, bedroom 3 and family bathroom.

### Ground Floor

From a footpath at the left side of the property, a heavy timber door opens to the:

#### Entrance Hall

Having a pendant light point, central heating radiator and tiled flooring. A timber door with obscured glazed panels opens to the WC.

#### WC

Having a side facing hardwood double glazed sash window, pendant light point, wall mounted light point, partially panelled walls, chrome heated towel rail and tiled flooring. Also having a fitted work surface with space/provision beneath for an automatic washing machine. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a Cheltenham Spa chrome mixer tap and storage beneath.

From the entrance hall, a staircase with a timber hand rail and a wall mounted light point rises to the:

#### First Floor

#### Landing

Having a pendant light point and engineered oak flooring. Hardwood doors open to the lounge and study.





**Lounge**  
**16'0 x 14'2 (4.88m x 4.32m)**

A good-sized, dual aspect reception room with front and side facing hardwood double glazed sash windows. Also having an original beam, pendant light point, central heating radiators, TV/aerial points and engineered oak flooring. The focal point of the room is the log burner with a stone mantel, surround and hearth. A hardwood door opens to the breakfast kitchen.

A Good-Sized, Dual  
Aspect Lounge...



### Breakfast Kitchen

20'11 x 9'3 (6.38m x 2.82m)

A breakfast kitchen with a mix of character and modern features. Having a front facing bay window incorporating hardwood double glazed sash windows and a rear facing timber double glazed window. Also having original timber beams, extractor fan, pendant light point, recessed lighting, central heating radiator and tiled flooring. A cupboard houses the Viessmann boiler. The focal feature of the room is the decorative stone mantel and granite hearth. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, upstands, tiled splash backs and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. The appliances are by Lamona and include a four-ring induction hob with an extractor fan above, a combination oven, a dishwasher and a full-height fridge/freezer.



A Well-Appointed Breakfast Kitchen  
Complete with Lamona Appliances





**Master Bedroom**  
14'1 x 12'10 (4.29m x 3.91m)

A dual aspect master bedroom with front and side facing hardwood double glazed sash windows, pendant light point, central heating radiators, TV/aerial point and engineered oak flooring.



**Bedroom 3**  
9'11 x 9'2 (3.02m x 2.79m)

Having a front facing hardwood double glazed sash window, an original timber beam, pendant light point, central heating radiator and engineered oak flooring.



**Bedroom 2**  
11'5 x 10'5 (3.48m x 3.17m)

Another double bedroom with a side facing hardwood double glazed sash window, pendant light point, central heating radiator, TV/aerial point and engineered oak flooring. To one corner, there is a useful storage cupboard.



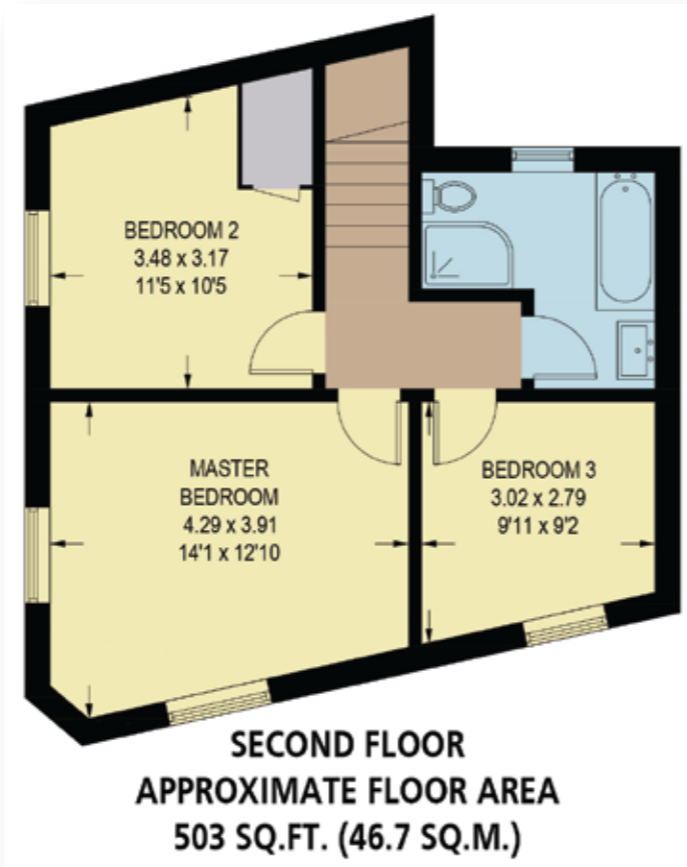
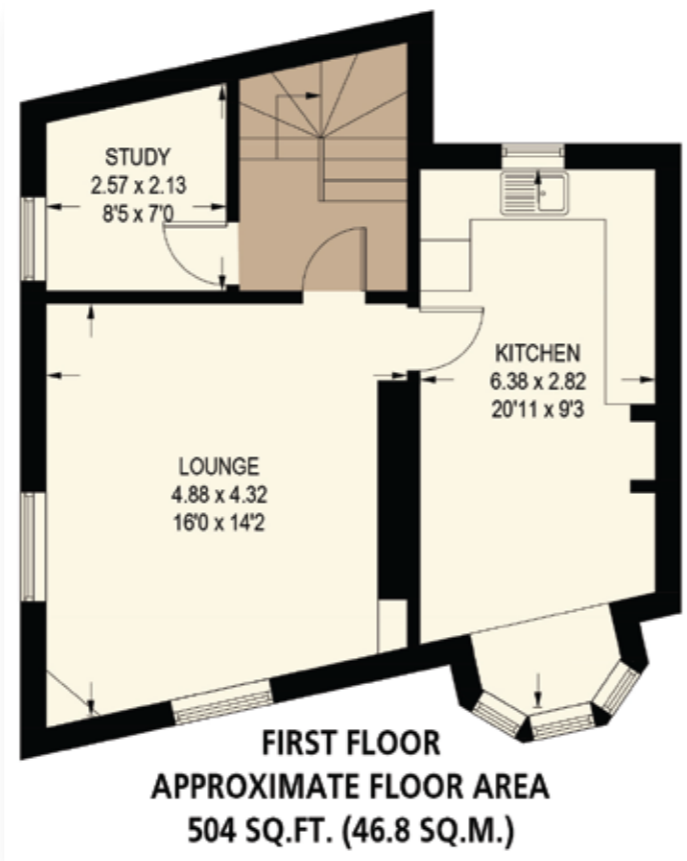
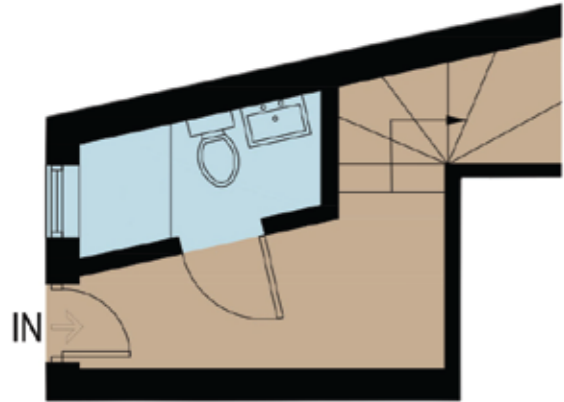
**Bathroom**

A well-appointed bathroom with a rear facing hardwood double glazed window, recessed lighting, extractor fan, wall mounted light point, partially tiled walls, central heating radiator with a towel rail and tiled flooring. There is a suite in white, which comprises of a low-level WC and a Burlington pedestal wash hand basin with a Chatsworth chrome mixer tap. Also having a roll-top bath with a chrome mixer tap, a hand shower facility and a glazed screen. To one corner, there is a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door. Access can also be gained to a separate loft space.



## A Grade II Listed Renovated Apartment which Offers a Mix of Traditional and Modern Features

**GROUND FLOOR  
APPROXIMATE FLOOR AREA  
97.7 SQ.FT. (9.07 SQ.M.)**



### Lounge

16'0" x 14'2" (4.88m x 4.32m)

A good-sized, dual aspect reception room with front and side facing hardwood double glazed sash windows. Also having an original beam, pendant light point, central heating radiators, TV/aerial points and engineered oak flooring. The focal point of the room is the log burner with a stone mantel, surround and hearth. A hardwood door opens to the breakfast kitchen.

### Breakfast Kitchen

20'11" x 9'3" (6.38m x 2.82m)

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### Study

8'5" x 7'0" (2.57m x 2.13m)

A versatile room with a side facing hardwood double glazed sash window, pendant light point, central heating radiator and engineered oak flooring.

From the first floor landing, the staircase continues to the:

### Second Floor

### Landing

Having pendant light points and engineered oak flooring. Hardwood doors open to the master bedroom, bedroom 2, bedroom 3 and bathroom. Access can also be gained to the loft space.

### Master Bedroom

14'1" x 12'10" (4.29m x 3.91m)

A dual aspect master bedroom with front and side facing hardwood double glazed sash windows, pendant light point, central heating radiators, TV/aerial point and engineered oak flooring.

### Bedroom 2

11'5" x 10'5" (3.48m x 3.17m)

Another double bedroom with a side facing hardwood double glazed sash window, pendant light point, central heating radiator, TV/aerial point and engineered oak flooring. To one corner, there is a useful storage cupboard.

### Bedroom 3

9'11" x 9'2" (3.02m x 2.79m)

Having a front facing hardwood double glazed sash window, an original timber beam, pendant light point, central heating radiator and engineered oak flooring.

### Bathroom

A well-appointed bathroom with a rear facing hardwood double glazed window, recessed lighting, extractor fan, wall mounted light point, partially tiled walls, central heating radiator with a towel rail and tiled flooring. There is a suite in white, which comprises of a low-level WC and a Burlington pedestal wash hand basin with a Chatsworth chrome mixer tap. Also having a roll-top bath with a chrome mixer tap, a hand shower facility and a glazed screen. To one corner, there is a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door. Access can also be gained to a separate loft space.

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Viewing strictly by appointment with our consultant on

0114 358 2020

[www.bpestates.co.uk](http://www.bpestates.co.uk)

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**Tenure:** The property is currently Freehold, however it is on the same title as the shop unit below. Therefore, if the apartment was purchased, the title would be split and the apartment would change from Freehold to Leasehold and the lease would be shared between the Apartment/ Shop on a 125 year lease with a peppercorn ground rent. Further details are to be clarified.

**Council Tax Band:** A

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



The Chimneys

1 Buxton Road, Bakewell, Derbyshire DE45 1BZ

**Offers in the Region of £325,000**