



Mountville
Butts Road, Bakewell



A Fabulous Three
Bedroomed Home





Mountville

Welcome to Mountville

Sat in an enviable position in the beautiful Peak District town of Bakewell, Mountville is a delightful semi-detached home. Offering tranquil living in a stunning setting, this wonderful residence provides a well-presented reception room, three bedrooms, two bathrooms and ease of access to local amenities.

Situated across the ground floor is the lounge/dining room, which is a delightful retreat with deep skirtings and original stone mullioned windows. The ground floor also has a well-appointed kitchen with integrated appliances and a recently updated family shower room.

Across the first floor are three bedrooms, two of which share a balcony, that provide ample accommodation for a family and a bathroom which has been modernised recently. Externally there is a single garage which provides parking for one car or storage, a driveway providing parking for an additional car, a seating terrace that enjoys lovely far-reaching views and to the rear there is a seating area and a storage shed.

Mountville is situated within the popular town of Bakewell and is within a few minutes walk to all of the amenities that the town has to offer, such as public houses, shops, cafes, restaurants and supermarkets. Additionally, there is good local schooling within the area, including the renowned Lady Manners School and Sixth Form. The property is a short walk away from the River Wye, providing pleasant outdoor spaces to enjoy. Sheffield, Chesterfield and Buxton can be reached by road within an hour, whilst Manchester is accessible within under 2 hours. The attractive Peak District location also offers a variety of other villages, including Ashford-in-the-Water, Baslow and Eyam.

The property briefly comprises of on the ground floor:

Entrance vestibule, storage cupboard, entrance hall, storage cupboard, shower room, lounge/dining room, kitchen, utility room and back porch.

On the first floor: Family bathroom, master bedroom, bedroom 2, bedroom 3 and jack-and-jill balcony.

On the second floor: Office/storage.

Ground Floor

A heavy timber door with a glazed obscured panel opens to the:

Entrance Vestibule

With a wall mounted light point and an inset mat well. Sliding timber doors open to a storage cupboard and a timber door with glazed panels opens to the entrance hall.

Storage Cupboard

With cloaks hanging and shelving.

Entrance Hall

Having a pendant light point and a central heating radiator. Timber doors open to a storage cupboard, shower room and lounge/dining area.

Storage Cupboard

With cloaks hanging.

Shower Room

A modern shower room with a rear facing timber double glazed obscured window, flush light point, extractor fan, partially tiled walls, shaver point and a central heating radiator. There is a suite in white comprising a low-level WC and a pedestal wash hand basin with a chrome mixer tap. There is an inset storage cupboard with shelving which houses the Worcester boiler. To one corner there is a separate tiled shower enclosure with a traditional fitted shower and a glazed screen/door.

Lounge/Dining Room

20'0 x 10'0 (7.10m x 3.06m)

A beautiful lounge with a front facing stone mullioned glazed window, a sliding glazed panel, a rear facing timber double glazed window, recessed lighting, partially exposed stone walling, central heating radiator, telephone point, TV/aerial cabling and deep skirtings. The range of fitted furniture includes shelving and drawer units. The focal point of the room is the Gazco gas stove with a sandstone hearth and surround. Double timber doors with glazed obscured panels open to the kitchen.





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A Delightful Lounge
With a Gas Stove Fireplace





Kitchen
16'1 x 8'2 (4.90m x 2.50m)

A well-appointed kitchen with a UPVC double glazed roof lantern, a side facing timber double glazed window, recessed lighting, flush light points, central heating radiator, TV/aerial point and tiled flooring. There is a range of fitted base, wall and drawer units incorporating a matching granite work surface, upstands and a 1.5 bowl sink with a Bristan chrome mixer tap. Appliances include a Bosch four-ring gas hob, extractor hood, Ikea microwave, Bosch oven/grill, oven storage drawer and fridge. There is also provision for a dishwasher. A timber door with glazed obscured panels opens to the utility room and a timber door with glazed obscured panels opens to the back porch.

A Well-Appointed
Kitchen with Appliances





Mounville

In Bakewell's Conservation Area and Close to a Fantastic Array of Local Amenities



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Utility Room

Having a side facing timber glazed panel, flush light point, tiled walls and tiled flooring. There is the provision for a full-height fridge freezer and a washing machine/dryer.

Back Porch

Having a side facing timber double glazed panel, flush light point, exposed stone walling, central heating radiator and tiled flooring. A timber door with glazed panels opens to the rear of the property.

From the entrance hall, a staircase with a timber handrail and balustrading rises to the:

First Floor

Landing

With a front facing stone mullioned glazed window, a sliding glazed panel, wall mounted light point and decorative wall panelling. Timber doors open to the family bathroom, master bedroom, bedroom 2 and bedroom 3.

Family Bathroom

A modernised bathroom with a flush light point, partially tiled walls and a chrome heated towel rail. There is a suite in white comprising an Imex low-level WC and a wash hand basin with a chrome mixer tap and a vanity mirror above. To one corner there is a panelled bath with a chrome mixer tap and a traditional fitted shower.

Master Bedroom

12'0 x 9'10 (3.66m x 3.00m)

A generously sized double bedroom with a front facing mullion stone glazed window, sliding glazed panel, pendant light point, central heating radiator and a TV/aerial point.

Bedroom 3

10'4 x 7'3 (3.14m x 2.20m)

Having a pendant light point and a central heating radiator. A timber door with a double glazed panel opens to the jack-and-jill balcony.

Jack-and-Jill Balcony

7'7 x 4'11 (2.30m x 1.50m)

With glazed balustrading.

Bedroom 2

10'0 x 7'10 (3.05m x 2.40m)

With a flush light point and a central heating radiator. The range of fitted furniture includes long hanging and shelving. A timber door opens to a storage cupboard. A timber door with a double glazed panel opens to the jack-and-jill balcony.

Storage Cupboard

With shelving.

From the landing, a staircase with a timber handrail rises to the:

Second Floor

Office/Storage

10'2 x 9'9 (3.10m x 2.96m)

A versatile space having Velux roof windows and light.

Exterior and Gardens

From Butts Road, access can be gained to a stone paved driveway that has room for parking for one vehicle. Access can be gained to the single garage.

Single Garage

21'0 x 13'1 (6.40m x 4.00m)

With light and power.

From Butts Road, a wrought iron pedestrian gate opens to a stone paved path that leads to the front of Mounville. Two stone steps rise to the front of the home, where there is exterior lighting and a seating terrace which is partly surrounded by planted borders and enjoys pleasant far-reaching views. A shared passageway gives access to the rear of the property.

To the rear there is exterior lighting, a water tap and a mature tree. A timber door with a glazed obscure panel opens to an outhouse which is currently used for storage. The rear is surrounded by stone walling.





Master Bedroom
12'0 x 9'10 (3.66m x 3.00m)

A generously sized double bedroom with a front facing mullion stone glazed window, sliding glazed panel, pendant light point, central heating radiator and a TV/aerial point.



Bedroom 2
10'0 x 7'10 (3.05m x 2.40m)

With a flush light point and a central heating radiator. The range of fitted furniture includes long hanging and shelving. A timber door opens to a storage cupboard. A timber door with a double glazed panel opens to the shared balcony.



Bedroom 3
10'4 x 7'3 (3.14m x 2.20m)

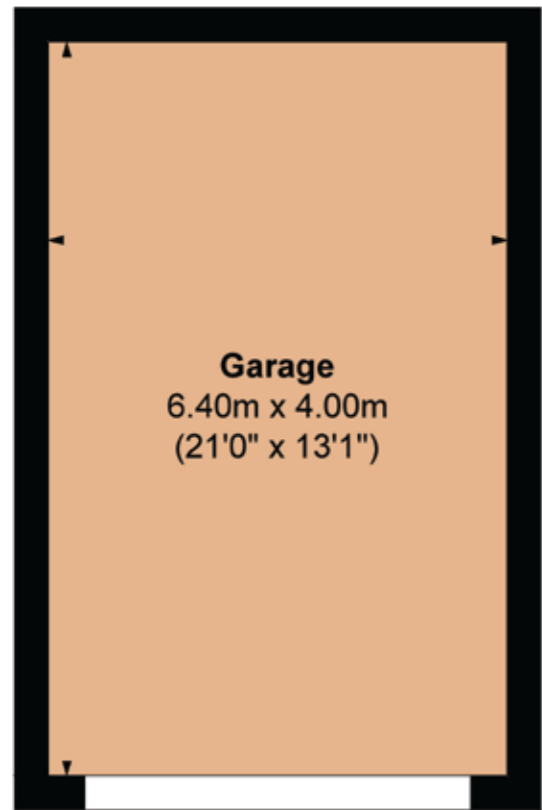
Having a pendant light point and a central heating radiator. A timber door with a double glazed panel opens to the shared balcony.



Family Bathroom

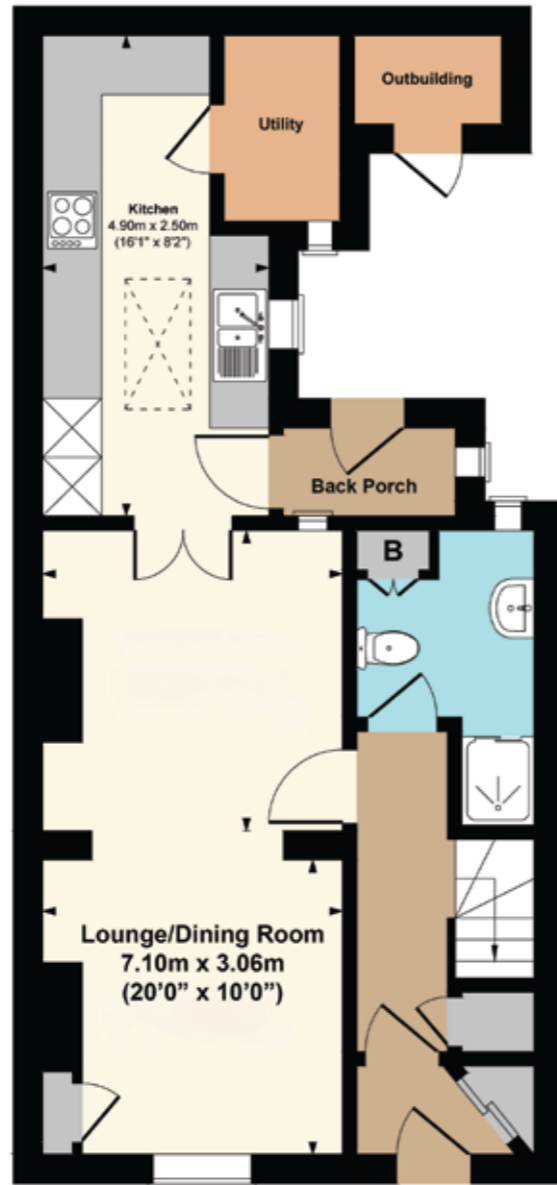
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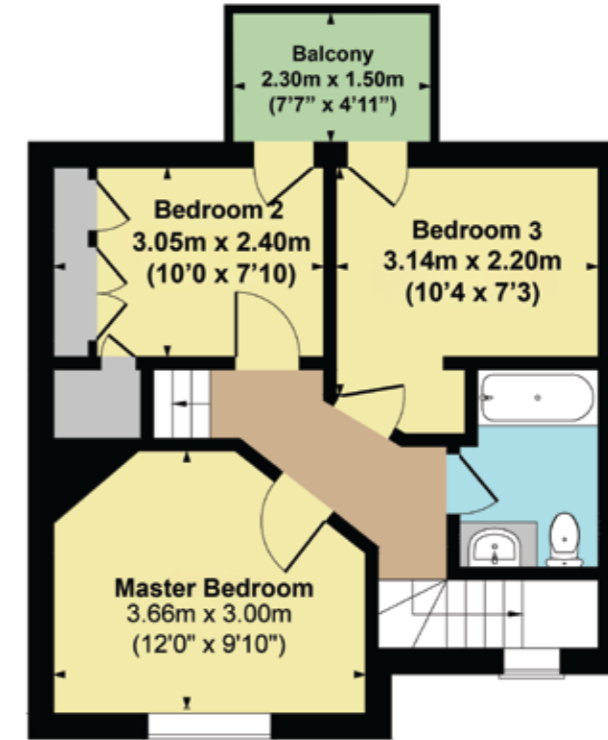


GARAGE
APPROXIMATE FLOOR AREA
276 SQ.FT. (25.6 SQ.M.)

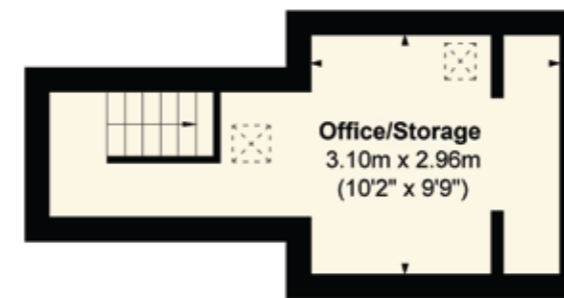
TOTAL APPROXIMATE FLOOR AREA
1346 SQ.FT. (125 SQ.M.)
(INCLUDING SINGLE GARAGE)



GROUND FLOOR
APPROXIMATE FLOOR AREA
507 SQ.FT. (47.1 SQ.M.)



FIRST FLOOR
APPROXIMATE FLOOR AREA
411 SQ.FT. (38.2 SQ.M.)



SECOND FLOOR
APPROXIMATE FLOOR AREA
152 SQ.FT. (14.1 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



Exterior and Gardens

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Single Garage

21'0 x 13'1 (6.40m x 4.00m)

With light and power.

From Butts Road, a wrought iron pedestrian gate opens to a stone paved path that leads to the front of Mountville. Two stone steps rise to the front of the home, where there is exterior lighting and a seating terrace which is partly surrounded by planted borders and enjoys pleasant far-reaching views. A shared passageway gives access to the rear of the property.

Nestled on a Peaceful Road
In a Wonderful Peak District Location



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: D

Services: Mains gas, mains electric, mains water, mains drainage. The broadband is ADSL and the mobile signal is good.

Shared Access/Rights of Access: Shared access in the shared passage-way.

Covenants/Easements/Wayleaves and Flood Risk: There are no covenants, easements or wayleaves and the flood risk is low.

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.



Mountville

Bakewell,

Derbyshire, DE45 1EB

Offers in the Region of £495,000