



Monyash Cottage
Monyash Road, Bakewell



Exterior and Gardens

Monyash Cottage is set well back from Monyash Road and is accessed via a remote controlled timber gate, which opens to a block paved driveway providing parking for several vehicles. The driveway has exterior lighting and is enclosed by dry stonewalling. Access can be gained to the main entrance door, integral garage and carport.

A Stunning Four Bedroomed
Detached Country Residence





Monyash Cottage

Welcome to Monyash Cottage

This stunning stone-built detached family residence is located just moments away from Bakewell Town Centre and offers luxury accommodation throughout. Light and spacious living areas fill the home, all constructed and finished to a superb specification in 2018, and being situated within a generous plot of approximately 2.5 acres.

An extensive open plan living kitchen is a space for all of the family to retreat to, boasting a high-quality, stylish kitchen, ample space for dining and a lovely lounge area. The focal points of the living kitchen are the bi-folding doors to the garden and impressive oak staircase to the first floor. Just off of the living kitchen is a fabulous sitting room that has a versatile mezzanine above and an adjacent fourth bedroom/study. Monyash Cottage also has the benefit of under floor heating throughout, en-suite shower/bathrooms to all bedrooms and off-road parking within a gated block paved driveway that has an integral garage and a carport.

Monyash Cottage is located in the heart of the majestic Peak District National Park with good access to the amenities of the beautiful market town of Bakewell, including restaurants, cafes, shops and public houses. Close by is the Bakewell Golf Club, various walking trails through beautiful countryside and popular Peak District attractions such as Chatsworth House, Haddon Hall, Matlock and the Monsal Trail.

The property briefly comprises on the ground floor:

Entrance hall, dining kitchen, lounge, sitting room, mezzanine, bedroom 4/study, shower room, utility room, WC, integral garage and carport.

On the first floor: Landing, master bedroom, master bedroom en-suite, bedroom 2, bedroom 2 en-suite, bedroom 3, bedroom 3 en-suite and a storage cupboard.

Ground Floor

A main entrance door with a matching double glazed obscured panel opens to the:

Entrance Hall

Having recessed lighting and engineered timber flooring with under floor heating. Oak doors open to the utility room, cloaks cupboard, WC and integral garage. Wide openings lead to the dining kitchen and lounge.

Open Plan Living Kitchen

Dining Kitchen

23'10 x 17'7 (7.3m x 5.4m)

A stylish dining kitchen with front facing double glazed windows, a sky light and bi-fold doors with double glazed panels opening to the rear gardens. Also having recessed lighting, pendant light points, telephone point, fitted wine rack, deep skirtings and engineered timber flooring with under floor heating. There is a range of fitted base/wall units, incorporating matching Silestone work surfaces, upstands and an inset 2.0

bowl sink with a Quooker instant hot water tap. Appliances include two Miele fan assisted ovens, integrated Siemens fridge/freezer, integrated Siemens dishwasher and a Bora four-ring induction hob with integrated extractor. An oak door with a glazed panel opens to the sitting room and a wide opening flows into the lounge.

Sitting Room

17'1 x 15'2 (5.2m x 4.6m)

A beautiful reception room with Velux roof windows, flush light point, telephone point, TV/aerial point, deep skirtings and under floor heating. Bi-fold doors with double glazed panels open to the rear gardens. Aluminium ladders provide access to the mezzanine.

Mezzanine

17' x 11'1 (5.2m x 3.4m)

Having a pendant light point and providing a great space for relaxing.

Ground Floor Continued

From the sitting room, an oak door opens to:

Bedroom 4/Study

13' x 10'11 (4.0m x 3.3m)

Having a side facing double glazed window, pendant light point, telephone point, TV/aerial point, deep skirtings and under floor heating. An oak door opens to the shower room.



A Contemporary Open
Plan Living Kitchen





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An Exquisite Dining Kitchen,
Boasting High-Quality Appliances





Lounge
21' x 17'10 (6.4m x 5.4m)

A light and spacious open plan lounge with rear and side facing double glazed panels, recessed lighting, feature lighting, telephone point, deep skirtings and engineered timber flooring with under floor heating. The focal point of the room is the feature wall with a Stovax log burner. Also having fitted storage and the provision for a wall mounted television with TV/aerial points. A wide opening leads to the entrance hall.

A Bright and Airy
Reception Room





Entrance Hall

Having recessed lighting and engineered timber flooring with under floor heating. Oak doors open to the utility room, cloak cupboard, WC and integral garage. Wide openings lead to the dining kitchen and lounge.

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Bedroom 4/Study

13' x 10'11 (4.0m x 3.3m)

Having a side facing double glazed window, pendant light point, telephone point, TV/aerial point, deep skirtings and under floor heating. An oak door opens to the shower room.



Shower Room

Being fully tiled and having recessed lighting, extractor fan, an illuminated mirror and a powder coated aluminium heated towel rail. There's a suite in white, which comprises a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. Also having a walk-in shower enclosure with a fitted shower and a glazed screen.





Monyash Cottage

Located just Moments Away from Bakewell Town Centre and Popular Peak District Attractions

Shower Room

Being fully tiled and having recessed lighting, extractor fan, an illuminated mirror and a powder coated aluminium heated towel rail. There's a suite in white, which comprises a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. Also having a walk-in shower enclosure with a fitted shower and a glazed screen.

From the dining kitchen, a wide opening gives access to the:

Lounge

21' x 17'10 (6.4m x 5.4m)

A light and spacious open plan lounge with rear and side facing double glazed panels, recessed lighting, feature lighting, telephone point, deep skirtings and engineered timber flooring with under floor heating. The focal point of the room is the feature wall with a Stovax log burner. Also having fitted storage and the provision for a wall mounted television with TV/aerial points. A wide opening leads to the entrance hall.

Utility Room

Having flush light points, extractor fan, and deep skirtings. There is a range of fitted base and wall units, incorporating matching work surfaces, upstands and an inset 1.0 bowl sink with a Blanco chrome mixer tap. Also having the space/plumbing for an automatic washing machine and a tumble dryer.

WC

Being fully tiled and having recessed lighting, an extractor fan, an illuminated mirror and a powder coated aluminium heated towel rail. Also having a suite in white, which comprises a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath.

From the entrance hall, an oak door opens to the:

Integral Garage

17'10 x 11'7 (5.4m x 3.5m)

Having an electric up-and-over door with light/power and housing the Viessmann boiler and heating system controls.

An oak staircase with glazed balustrading rises from the lounge to the:

First Floor

Landing

Having side facing double glazed panels, recessed lighting, deep skirtings and under floor heating. Doors open to the master bedroom, bedroom 2, bedroom 3 and a useful storage cupboard. A door with double glazed panels opens to a garden being mainly laid to lawn and being enclosed by dry stone walling.

Master Bedroom

17'9 x 15'4 (5.4m x 4.7m)

Having side facing double glazed windows, recessed lighting, telephone point, TV/aerial point, deep skirtings and under floor heating.

Master Bedroom En-Suite

Being fully tiled and having recessed lighting, extractor fan, shaver point and powder coated aluminium heated towel rail. There's a suite in white, which comprises a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. Also having a panelled bath with a chrome mixer tap and a separate walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

Bedroom 2

13'2 x 11'9 (4.0m x 3.6m)

A spacious double bedroom with side facing double glazed windows, recessed lighting, telephone point, TV/aerial point, deep skirtings and under floor heating. A wide opening gives access to an area which could be utilised as a walk-in wardrobe/dressing room. An oak door opens to the bedroom 2 en-suite.

Bedroom 2 En-Suite

Being fully tiled and having side facing double glazed obscured panels, recessed lighting, extractor fan, illuminated mirror and a powder coated aluminium heated towel rail. There's a suite in white, which comprises a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. Also having a panelled bath with a chrome mixer tap, a fitted shower and a glazed screen.

Bedroom 3

14' x 9'8 (4.3m x 2.9m)

Another double bedroom with a side facing double glazed window, recessed lighting, telephone point, TV/aerial point, deep skirtings and under floor heating. Access can also be gained to a useful roof void. An oak door opens to the bedroom 3 en-suite.

Bedroom 3 En-Suite

Being fully tiled and having a side facing double glazed obscured panel, recessed lighting, an extractor fan, an illuminated mirror and a powder coated aluminium heated towel rail. There is a suite in white, which comprises a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. Also having a separate shower enclosure with a fitted shower and a glazed screen/door.

Storage Cupboard

Providing useful storage and housing the hot water tank and under floor heating valves.

Master Bedroom

17'9 x 15'4 (5.4m x 4.7m)

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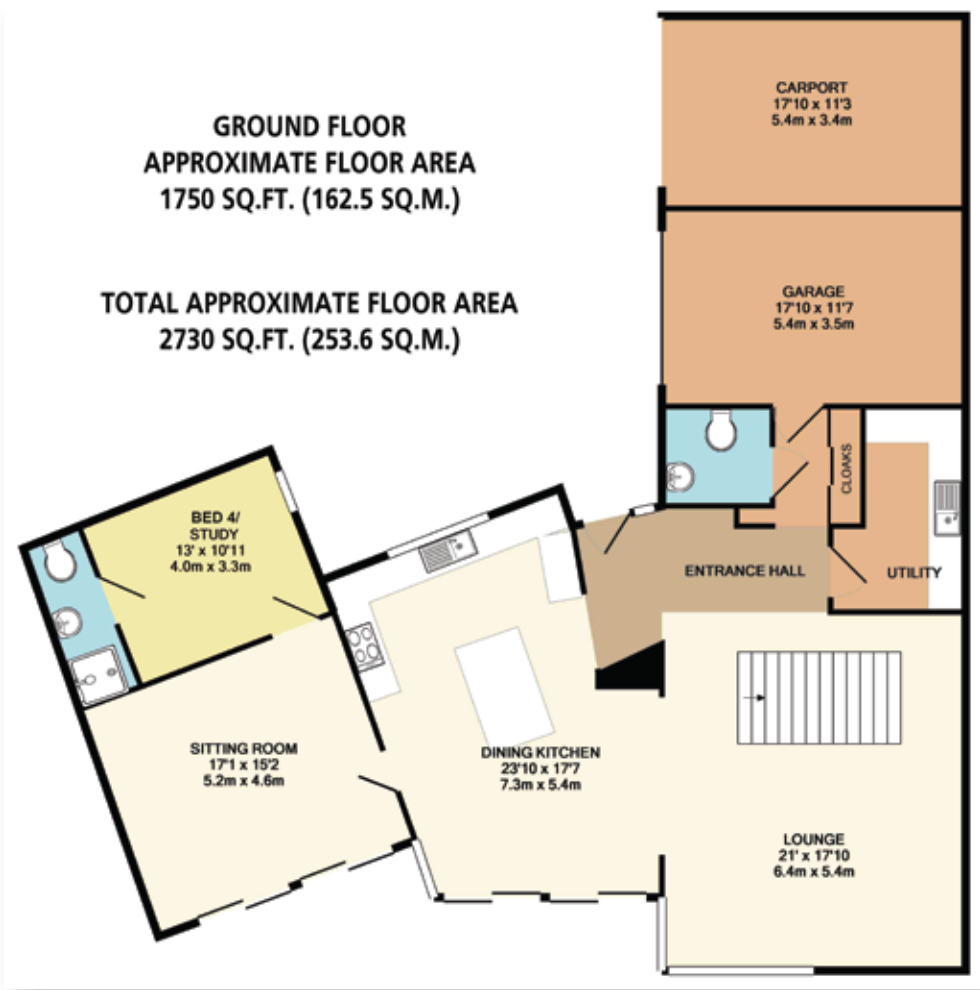
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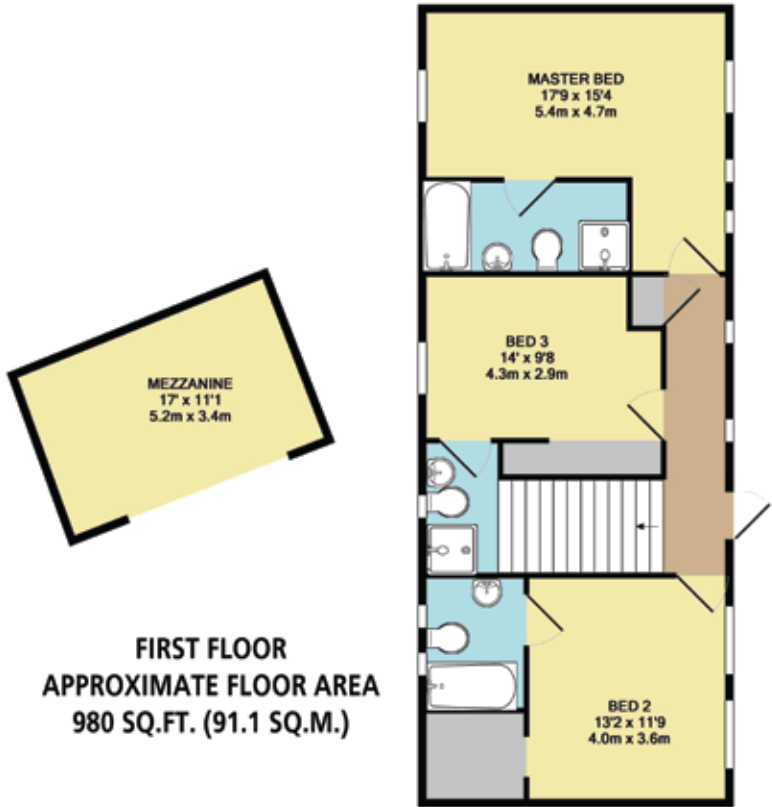




Exterior and Gardens Continued
From the first floor landing, a door with double glazed panels opens to a second garden being mainly laid to lawn and being fully enclosed by dry stonewalling.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 84 B | 89 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Exterior and Gardens Continued
To the left side of the driveway is a large lawned area, which continues around to a field with a large area of level land where lovely views can be seen of Bakewell.



Standing on a Plot of
Approximately 2.5 Acres



Exterior and Gardens Continued

To the rear, there's a garden with a low maintenance lawn, exterior lighting, raised timber planters, water feature and a stone flagged seating terrace. Access can be gained to the open plan living kitchen and sitting room.



A Pleasant, Low
Maintenance Garden



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

Services: Mains gas, mains electricity, mains water and mains drainage.
There is fibre broadband and the mobile signal quality is good.

Rights of Access/Shared Access: None.

Covenants/Easements or Wayleaves and Flood Risk: There is an easement for main sewers that run across the land, however there are no covenants or wayleaves. The flood risk is very low.

Conservation Area: The property falls partially within the Bakewell Conservation Area.

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.



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Monyash Road, Bakewell,
Derbyshire DE45 1FG

Offers in the Region of £995,000