



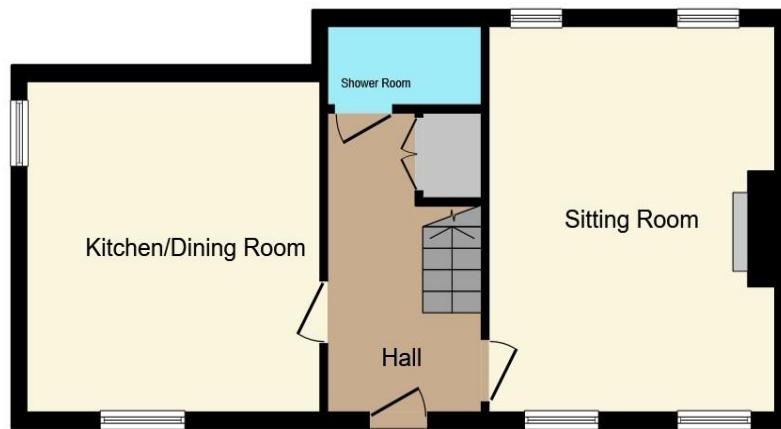
**Barratts Yard North Church Street, Bakewell DE45 1DB**

welcome to

## Barratts Yard North Church Street, Bakewell

Introducing Iving Cottage, a beautifully presented period property in Bakewell's peaceful Barratt's Yard. With 3 bedrooms, luxurious bathroom, separate WC, and elegant living spaces, this well-maintained home offers modern comfort and character.





**Ground Floor**



**First Floor**

**Entrance Hallway**

**Ground Floor Shower Room**

**Sitting Room**

16' 1" x 13' (4.90m x 3.96m)

**Dining Kitchen**

14' 6" x 13' (4.42m x 3.96m)

**First Floor Landing**

**Bedrooom One**

12' 2" x 11' to wardrobe fronts (3.71m x 3.35m to wardrobe fronts)

**Bathroom**

**Bedroom Two**

9' 8" x 14' 5" at the max (2.95m x 4.39m at the max)

**Bedroom Three**

5' 3" x 10' 4" (1.60m x 3.15m)

**External Gardens**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Barratts Yard North Church Street, Bakewell

- Sought After Location
- Charm & Character Throughout
- Stylish Kitchen-Dining
- Family Bathroom & W.C/Shower Room
- Off Street Parking

Tenure: Freehold EPC Rating: D

offers over  
**£390,000**



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Property Ref:  
BAK106879 - 0011

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Please note the marker reflects the postcode not the actual property



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