



Oak Lea, South Church Street, Bakewell, DE45 1FD

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Description

Nestled on the charming South Church Street in Bakewell, this delightful mid-terrace cottage, built in 1870, offers a perfect blend of period character and modern convenience. Spanning an impressive 982 square feet, this stone-built home is ideally situated within walking distance of the vibrant town centre, making it a prime location for both families and those seeking a weekend retreat.

Upon entering, you are greeted by two spacious reception rooms that exude warmth and charm. The lounge features a working fireplace, perfect for cosy evenings, while the dining room boasts elegant parquet flooring, creating an inviting atmosphere for entertaining. The modern kitchen is equipped with a range cooker, and a separate laundry room/rear porch adds practicality to daily living.

The first floor hosts three generously sized bedrooms, each adorned with double-glazed sash windows that allow natural light to flood the spaces. The stunning four-piece bathroom is a true highlight, featuring a luxurious rainfall shower and a classic roll-top bath, providing a serene escape for relaxation.

Externally, the property offers a gated rear terrace area, ideal for enjoying the outdoors in privacy. Additionally, two residential parking permits are available, subject to application, ensuring convenience for you and your guests.

This charming cottage is not only a wonderful family home but also presents an excellent opportunity for a holiday cottage or weekend getaway. With its blend of character, modern amenities, and prime location, this property is a must-see for anyone looking to embrace the beauty of Bakewell living.

ELR PREMIUM

ELR PREMIUM - IMPORTANT PLEASE READ:

ELR is marketing this property with the benefit of 'ELR Premium'.

ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be, an unnecessary sales process.

Purchasers will benefit from the pre sale buyers pack, which we have created with our legal partners, Banner Jones Solicitors, to give buyers as much information as possible before they agree to purchase.

The pack includes:

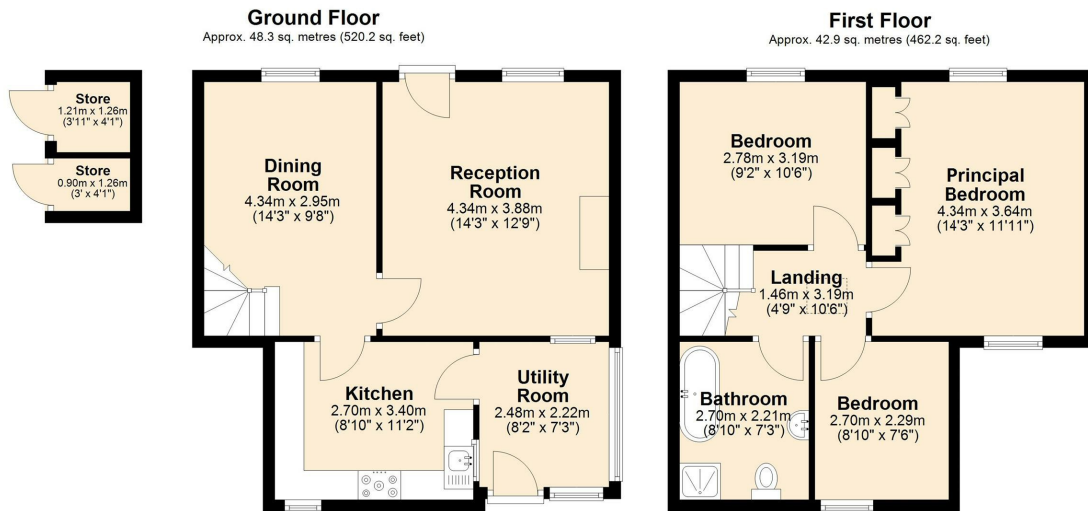
- Property Information Questionnaire (PIQ - a summary of the TA6)
- TA10 (Fittings and Contents)
- Official Copy of the Register
- Title Plan
- Local Search*
- Water and Drainage Search*
- Coal and Mining Search*
- Environmental Search*

(ELR have ordered the local, drainage, coal and environmental searches; we will add these to the pack as they become available).

ELR Premium allows the sale process to be completed significantly quicker than a 'normal sale'. This is because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed. The searches, which







Total area: approx. 91.3 sq. metres (982.4 sq. feet)



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