



Holly House Rutland Square, Bakewell DE45 1BZ

welcome to

Holly House Rutland Square, Bakewell

- Guide Price - £300,000 - £320,000
- Two double bedroom period property
- Situated in the heart of the highly desirable Peak District market town of Bakewell
- Currently run as a successful holiday rental
- No onward Chain.

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£300,000

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Property Ref:

BAK107526 - 0002

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Entrance

The property is entered through a private gated entrance. There are steps which lead up to the front door.

Entrance Hallway

A wooden entrance door opens into the entrance hallway. The entrance hallway has coving to the ceiling and a central heating radiator. Doors open to the family bathroom and the ground floor bedroom. A staircase from the entrance hallway leads up to the sitting room.

Ground Floor Bedroom

12' 1" extending to 15' 3" x 14' 5" (3.68m extending to 4.65m x 4.39m)
This L-shaped double bedroom has two single glazed windows to the front elevation and a wall mounted central heating radiator. There is a decorative tiled period style fireplace and coving to the ceiling.

Family Bathroom

This beautifully presented family bathroom has a suite comprising of a bath, low flush WC, wash hand basin and a tiled walk in shower. The bathroom has been panelled to half height and there is a wall mounted central heating radiator. A single glazed window opens onto the rear.

Sitting Room

18' 3" x 12' 1" extending to 15' 3" (5.56m x 3.68m extending to 4.65m)

This spacious sitting room has two single glazed windows to the front elevation providing fantastic views of the village and countryside beyond. This charming room has exposed beams to the ceilings and walls and a wall mounted central heating radiator. The room has ample space for a dining table.

Inner Lobby Area

The inner lobby area has a leaded stained glass window and steps that lead down into the kitchen area.

Kitchen

5' 11" x 8' 5" (1.80m x 2.57m)
The cleverly designed kitchen makes full use of the available space and has a contemporary feel. The kitchen has wooden work surfaces with a black sink inset into the worktop. There is space for a washing machine, an under-counter refrigerator and an under counter freezer. There is also space for a gas range oven. Tiled splash backs complement the kitchen units.

Cloakroom

A door from the kitchen opens into the cloakroom. The cloakroom has panelling to half height, a wash hand basin and a separate area housing a low flush WC. A single glazed window opens onto the rear of the property.

Attic Bedroom Area

12' 2" x 7' 4" extending to 12' 9" to



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