EADON LOCKWOOD & RIDDLE
ESTD 1840



Spinney Cottage, Sheldon, Bakewell, DE45 1QS

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Bakewell, DE45 1QS

A stunning three/four double bedroom detached cottage, dating back to circa 1800, occupying a spectacular setting within this highly regarded and picturesque village, just three miles from Bakewell. The property stands within attractive, established gardens, backing onto open countryside, and benefits from a detached double garage, currently utilised as a games room, with excellent ancillary accommodation above.

The beautifully presented and well-proportioned accommodation is arranged over two floors and offers considerable versatility. Well suited as a comfortable family home, with excellent additional accommodation ideal for a dependent relative, guest suite/home office or potential additional income.

Description
Solid wood double doors open into a spacious, dual-aspect dining hall, providing ample space for a large family dining table and enjoying pleasant views over the gardens. Off the dining hall is a useful Utility/WC with a washing machine and tumble dryer.

The sitting room is a particularly attractive reception room, enjoying a triple aspect and featuring exposed ceiling beams and a Clearview multi-fuel burning stove, creating a lovely focal point.

At the heart of the property is a generous dining kitchen, recently fitted with an extensive range of panelled units including a double Belfast sink and complemented by both granite and solid wood work surfaces. The room features tiled flooring, ample space for a family dining table and chairs, and an attractive chimney breast housing a gas-fired range. Integrated and additional appliances include a fridge freezer, dishwasher, and microwave.

Accessed from the kitchen is a predominantly hardwood conservatory, providing an additional seating area with direct access onto the garden and patio.

Stairs rise from the dining hall to the first-floor landing, which provides access to all three bedrooms, the family bathroom, an insulated roof space and large built in cupboard. The principal bedroom is a generous double room with an adjoining en-suite shower room. Bedroom two is a further double bedroom with built in wardrobe and also benefiting from an en-suite shower room. Bedroom three is another well-proportioned double bedroom with a pleasant front-facing aspect. The family bathroom is fitted with a matching suite of bath with shower over, WC and wash basin.

Driveway parking and double garage
To the side of the property, a shared tarmac driveway provides access through attractive wrought iron gates to private parking for approximately two to three vehicles and the detached double garage complex.

The double garage is currently utilised as a substantial games room, although could readily be reinstated to provide garaging if required. It benefits from hot and cold water supply. To the rear are useful storerooms, whilst steps lead to the excellent ancillary accommodation above.

Annexe above the garage
This additional accommodation comprises a living space with a comfortable seating area. A double bedroom with a pleasant side-facing aspect, built in cupboard, a bathroom with shower attachment/ WC and a Velux roof light, complete the accommodation. This versatile space offers excellent potential for guest accommodation, a dependent relative or additional holiday letting income.

Gardens
The attractive gardens are a particular feature of the property, with established hedging providing an excellent degree of privacy. Immediately to the rear is a large York stone patio area, ideal for outdoor dining and entertaining. A further area of garden, held on a separate title but linking to the main garden, backs directly onto open countryside and enjoys far-reaching views across the surrounding Peak District landscape. This delightful area includes a further patio seating space, barbecue area and covered trellis. The gardens are predominantly laid to lawn, complemented by deep floral borders and attractive dry-stone walling, creating a wonderful setting in which to enjoy the surrounding countryside.



- Stunning Period three/ four bedroomed detached cottage in the village of Sheldon
- Well-proportioned and superbly appointed family home
- Detached double garage with annexe above and generous off road parking
- Triple aspect sitting room with multi fuel stove
- Spacious dining hall
- Dining kitchen with Range
- Conservatory
- Three double bedrooms, two being en-suite
- Family bathroom
- Delightful garden backing onto open countryside

























Total area: approx. 208.7 sq. metres (2246.1 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.











Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

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