

Saxton Mee

Pudding Cottage, 19 South Church Street, Bakewell, DE45 1FD



In a delightful location and conservation area with views over the local church and a very short walk to the centre of this historic Peak District market town. A charming, beautifully and sympathetically upgraded, immaculate two double bedroomed Grade II listed cottage, circa 1750, currently let as an extremely successful holiday cottage. Sitting room with gritstone fireplace and Clearview stove, excellent dining kitchen with extensive range of appliances, side lobby and superb large luxury bathroom. First floor: two double bedrooms. Outside: small rear courtyard for sitting out and WC.

Price **£275,000**

Bakewell is one of the most popular picturesque historic places to visit in the Peak District. Great shops, restaurants and lovely walks along the banks of the River Wye. Chatsworth House and Haddon Hall are two of the most famous stately homes in the country on your doorstep. Further good recreational facilities and convenient for Buxton, Chesterfield and Sheffield.

The Accommodation Comprises

Panelled and glazed entrance door opens into

Living Room

A charming room with front facing Georgian style sash window with secondary double glazing and lovely aspect over to the church. Original gritstone fireplace with stone lintel, stone hearth and inset wood burning Clearview stove and exposed dressed gritstone walling to either alcove and small built in cupboard/stereo/audio plinth. Feature oak flooring, double panelled central heating radiator and recess low voltage lighting. Oak veneered panelled door leads through to

Dining Kitchen

Again beautifully fitted out with stylish range of modern contemporary Shaker style units with chrome handles, good run of bevelled work surfaces and tiled splashback. Integrated stainless steel Bosch electric oven, four ring gas hob with stainless steel extractor above. Integrated slimline dishwasher, integrated Hotpoint washer/dryer and integrated fridge. Double panelled central heating radiator, oak flooring and rear facing Georgian style sash window. Ample space for good sized dining table and chairs. Feature recess alcove, recess low voltage lighting and oak veneered panelled door leading through to

Side Entrance Lobby

With side door, obscure double glazed window and further oak veneered panelled door leading through to

Luxury Bathroom

With bath with central mixer tap, glass shower screen side and Mira chrome shower, low flush WC, vanity unit with free standing wash basin set to a granite worktop and built

in cupboards below. The room is three quarters tiled with mosaic tile border and has a tiled floor with underfloor heating. The far section of the bathroom has a high vaulted ceiling with double glazed Velux roof light and further side obscure double glazed window. Chrome central heating radiator/towel rail, further central heating radiator and shaver point.

First Floor

Bedroom 1

A rear facing double bedroom with Georgian style sash window with lovely open aspect. Built in wardrobe and further cupboard housing the Worcester Green Star 24i gas fired combination boiler . Oak flooring, double panelled central heating radiator and recess low voltage lighting. Recess alcove ideal for TV.

Bedroom 2

A further excellent bedroom with front facing working Georgian sash window with lovely aspect over to the church, with secondary glazing and with double panelled central heating radiator set below. Built in double wardrobe and oak flooring. Recess low voltage lighting and recess alcove.

Outside

To the front, flagged forecourt and small border. To the rear, walled flagged courtyard ideal for sitting out, pedestrian rear access and an old WC.

Parking

The property has the benefit of having access to a residents parking permit for Zone B.

General Remarks

The property has been run as an extremely successful holiday cottage for the past 7 years with 52 bookings last year. On Derbyshire Cottages To Let website and several other websites and Four Star Britain rating. All very high quality furnishings may be included in the sale. Website: www.puddingcottagebakewell.co.uk.

Valuer

James Mee/sw.

Viewing

Strictly by appointment through our Bakewell office.



PUDDING COTTAGE

APPROXIMATE GROSS INTERNAL AREA = 47.3 SQ M / 509 SQ FT

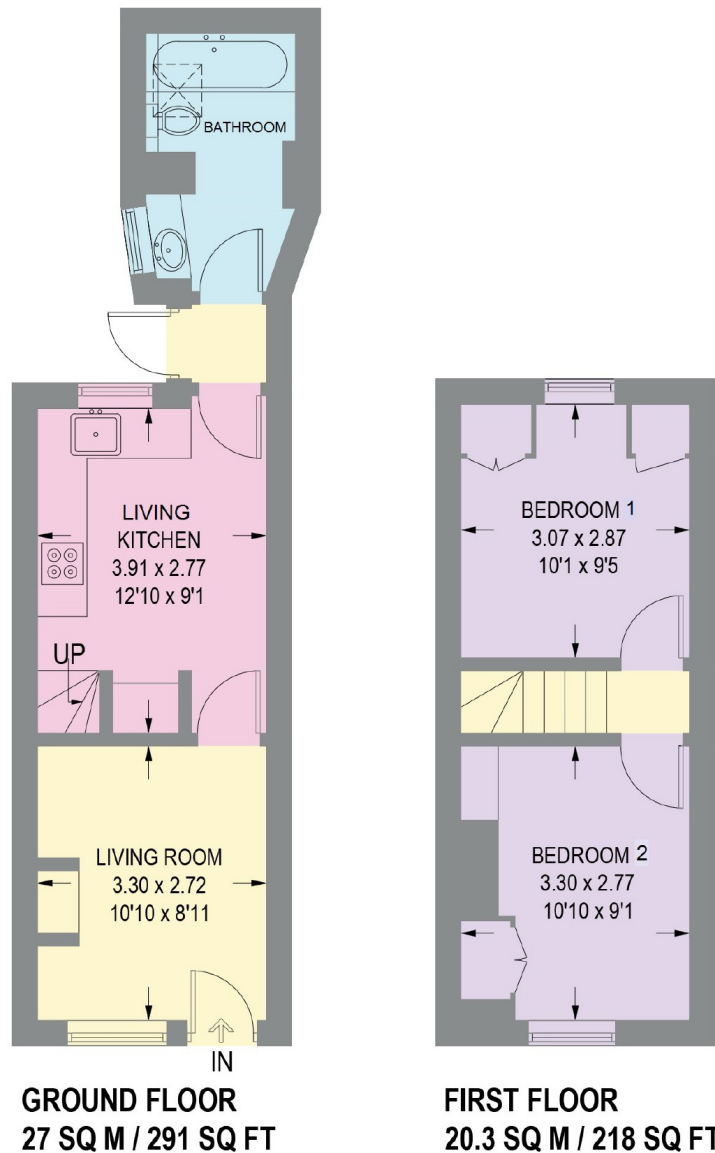


Illustration for identification purposes only, measurements are approximate, not to scale.

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