



1 Parsonage Croft

Bakewell, Derbyshire



A Superb Four Bedroomed
Edwardian Family Residence





Welcome to 1 Parsonage Croft

A superb four bedroomed semi-detached Edwardian residence, situated in an enviable central position to the historic market town of Bakewell and enjoying a splendid backdrop of country views.

1 Parsonage Croft has the benefit of a generously proportioned dining kitchen, spacious formal dining room and lounge with original period features, two double bedrooms with en-suite shower room, family bathroom and good sized private gardens.

Located in the heart of the majestic Peak District National Park with excellent access to the amenities of Bakewell, including restaurants, cafes, shops, markets, public houses and outstanding cycle and walking trails. The property also falls within the desirable catchment area for Lady Manners School.

The property briefly comprises on the ground floor:

Entrance hall, lounge, formal dining room, dining kitchen, inner hallway, WC and integral garage.

On the first floor: Landing, master bedroom, master en-suite, bedroom 2, bedroom 2 en-suite, bedroom 3, bedroom 4, family bathroom and WC.

Ground Floor

A timber door with a glazed panel opens to the:

Entrance Hall

16'4 x 8'10 (5.0m x 2.7m)

Having a coffered ceiling with coving, pendant light point, central heating radiators, deep skirtings and oak timber flooring. Doors open to the lounge, formal dining room and dining kitchen.

Lounge

14'10 x 13' (4.5m x 4.0m)

Having a front facing timber glazed sash bay window, coffered ceiling with coving, pendant light point, central heating radiators, telephone point, TV/aerial point, deep skirtings and original parquet flooring. The focal point of the room is the open fireplace with a pine mantel, cast iron surround and a stone hearth.

Formal Dining Room

16'7 x 13'11 (5.1m x 4.3m)

Having a coffered ceiling with coving, pendant light point, central heating radiators, deep skirtings and original timber flooring. Double doors with glazed panels and matching side panels open to the side of the property. The focal point of the room is the open fireplace with an ornate oak mantel, tiled surround and a stone hearth.

Dining Kitchen

22'4 x 8'10 (6.8m x 2.7m)

Having a rear facing UPVC double glazed window, pendant light points, exposed timber beam, central heating radiator and intricate stone flooring. Also having a useful storage cupboard with a flush light point and fitted shelving. There's a range of fitted oak base/wall and drawer units with matching oak work surfaces, upstands, stone tiled splash backs and a Belfast sink with a brass mixer tap. Appliances include a four-ring Indesit gas hob, extractor hood, Indesit fan assisted oven, Indesit grill and a freestanding Hoover dishwasher. Also having space for a full height fridge/freezer.

A timber door opens to an:

Inner Hallway

Having a pendant light point, central heating radiator and tiled flooring. Doors open to a WC and an integral garage. A timber door with an obscured glazed panel opens to the rear of the property.

WC

Having a pendant light point, extractor fan and tiled flooring. There's a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with traditional taps.

Integral Garage

15'9 x 9'2 (4.8m x 2.8m)

Having a side facing timber glazed obscured panel, up-and-over door, pendant light point and space/plumbing for an automatic washing machine. Also housing the Worcester boiler.



Lounge

14'10" x 13' (4.5m x 4.0m)

Having a front facing timber glazed sash bay window, coffered ceiling with coving, pendant light point, central heating radiators, telephone point, TV/aerial point, deep skirtings and original parquet flooring. The focal point of the room is the open fireplace with a pine mantel, cast iron surround and a stone hearth.



A Light & Spacious
Reception Room...



Dining Kitchen

22'4 x 8'10 (6.8m x 2.7m)

Having a rear facing UPVC double glazed window, pendant light points, exposed timber beam, central heating radiator and intricate stone flooring. Also having a useful storage cupboard with a flush light point and fitted shelving. There's a range of fitted oak base/wall and drawer units with matching oak work surfaces, upstands, stone tiled splash backs and a Belfast sink with a brass mixer tap. Appliances include a four-ring Indesit gas hob, extractor hood, Indesit fan assisted oven, Indesit grill and a freestanding Hoover dishwasher. Also having space for a full height fridge/freezer.



The Heart of the Home is the
Country Style Dining Kitchen



Formal Dining Room
16'7 x 13'11 (5.1m x 4.3m)

Having a coffered ceiling with coving, pendant light point, central heating radiators, deep skirtings and original timber flooring. Double doors with glazed panels and matching side panels open to the side of the property. The focal point of the room is the open fireplace with an ornate oak mantel, tiled surround and a stone hearth.





With Excellent Access to the Amenities of Bakewell and within the Catchment Area for Lady Manners School

From the entrance hall, a staircase with timber balustrading and hand rail rises to the:

First Floor

Landing

Having pendant light points, two obscured glazed roof lights and a central heating radiator. Doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4, family bathroom and a WC. Access can also be gained to a loft space.

Master Bedroom

13' x 12'9 (4.0m x 3.9m)

A spacious double bedroom, having front facing timber glazed sash windows, pendant light point, central heating radiator, TV/aerial point and exposed timber flooring. The focal point of the room is the open fireplace with a cast iron surround and stone hearth. Also having a useful storage cupboard with long hanging and shelving.

Master En-Suite

Having recessed lighting, extractor fan and tiled flooring. There's a suite in white, which comprises of a pedestal wash hand basin with a chrome mixer tap and a separate hand shower facility with a fitted shower, additional hand shower facility and a glazed door.

Bedroom 2

13'11 x 13' (4.2m x 4.0m)

Another good sized double bedroom, with side facing timber glazed sash windows, pendant light point, central heating radiator and a TV/aerial point. The focal point of the room is the open fireplace with an oak mantel and cast iron surround. Also having a useful storage cupboard with long hanging and shelving.

Bedroom 2 En-Suite

Having recessed lighting, extractor fan and tiled flooring. There's a suite in white, which comprises of a pedestal wash hand basin with a chrome mixer tap and a separate shower enclosure with a fitted shower, additional hand shower facility and a glazed door.

Bedroom 3

13' x 10'6 (4.0m x 3.2m)

Having side facing timber glazed sash windows, flush light point, central heating radiator and exposed timber flooring. There's a range of fitted furniture incorporating long hanging, shelving, drawers and a vanity area with a wash hand basin.

Bedroom 4

9'8 x 8'10 (3.0m x 2.7m)

Having a front facing timber glazed sash window, flush light point, central heating radiator and exposed timber flooring.

Family Bathroom

Having a rear facing UPVC double glazed window with fitted timber plantation shutters, flush light point, partially tiled walls, central heating radiator and timber effect flooring. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional taps. Also having a panelled bath with traditional taps, fitted shower, additional hand shower facility and a glazed screen.

WC

Having a pendant light point, extractor fan and exposed timber flooring. There's a suite in white, which comprises of a low-level WC and a wash hand basin with traditional taps.

Exterior and Gardens

1 Parsonage Croft is accessed by a wrought iron pedestrian gate, which opens to a stone flagged path flanked by shrub borders leading to the front of the property.

To the front, there's a garden being mainly laid to lawn with mature trees, shrubs and being enclosed by stone walling. From the stone flagged path, stone steps rise to a gravelled seating area to one side of the property, with mature trees/shrubs and providing ample space for comfortable seating. A further stone flagged path gives access down one side of the property, with a water tap and access can be gained to the formal dining room and a timber gate gives access to the rear.

To the rear of the property, there's a parking area for one car and access can be gained to the integral garage and inner hallway.



Master Bedroom

13' x 12'9 (4.0m x 3.9m)

A spacious double bedroom, having front facing timber glazed sash windows, pendant light point, central heating radiator, TV/aerial point and exposed timber flooring. The focal point of the room is the open fireplace with a cast iron surround and stone hearth. Also having a useful storage cupboard with long hanging and shelving.



A Character Master
Bedroom Suite...



Master En-Suite

Having recessed lighting, extractor fan and tiled flooring. There's a suite in white, which comprises of a pedestal wash hand basin with a chrome mixer tap and a separate hand shower facility with a fitted shower, additional hand shower facility and a glazed door.



Bedroom 2

13'11 x 13' (4.2m x 4.0m)

Another good sized double bedroom, with side facing timber glazed sash windows, pendant light point, central heating radiator and a TV/aerial point. The focal point of the room is the open fireplace with an oak mantel and cast iron surround. Also having a useful storage cupboard with long hanging and shelving.



Bedroom 2 En-Suite

Having recessed lighting, extractor fan and tiled flooring. There's a suite in white, which comprises of a pedestal wash hand basin with a chrome mixer tap and a separate shower enclosure with a fitted shower, additional hand shower facility and a glazed door.



Bedroom 3

13' x 10'6 (4.0m x 3.2m)

Having side facing timber glazed sash windows, flush light point, central heating radiator and exposed timber flooring. There's a range of fitted furniture incorporating long hanging, shelving, drawers and a vanity area with a wash hand basin.



Bedroom 4

9'8 x 8'10 (3.0m x 2.7m)

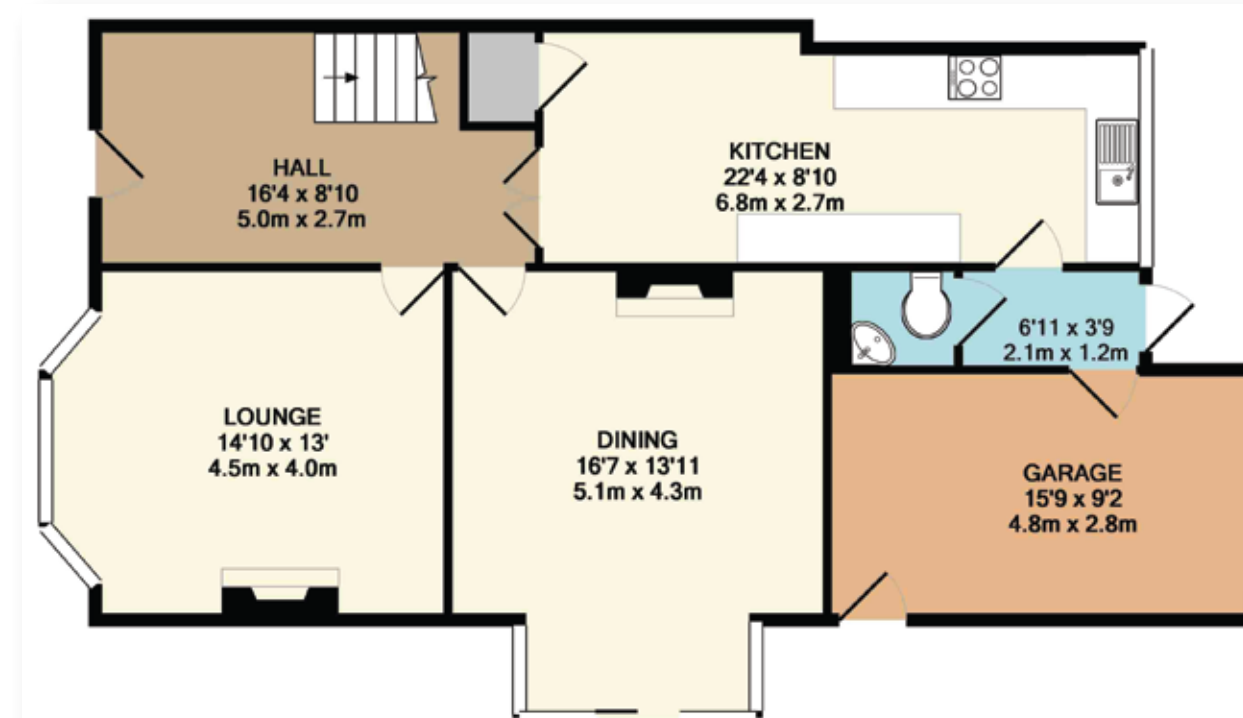
Having a front facing timber glazed sash window, flush light point, central heating radiator and exposed timber flooring.



Family Bathroom

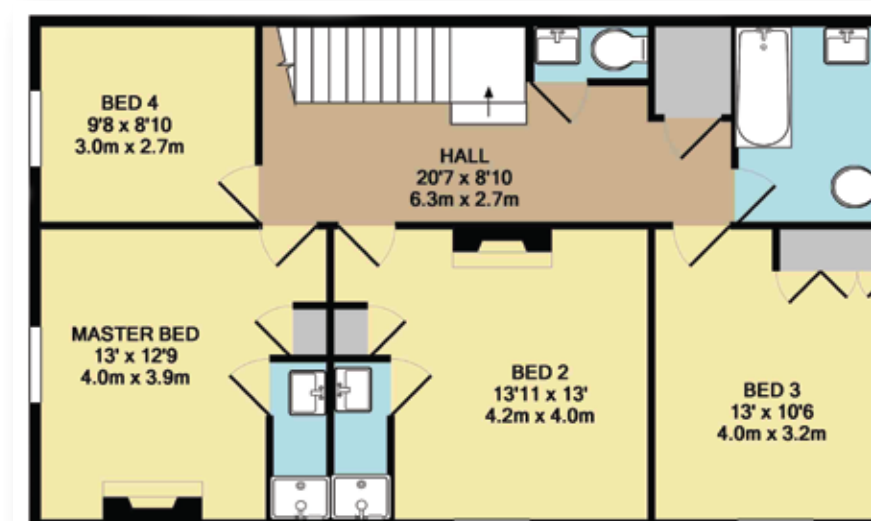
Having a rear facing UPVC double glazed window with fitted timber plantation shutters, flush light point, partially tiled walls, central heating radiator and timber effect flooring. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional taps. Also having a panelled bath with traditional taps, fitted shower, additional hand shower facility and a glazed screen.



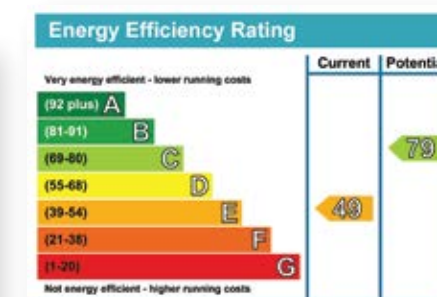


GROUND FLOOR
APPROXIMATE FLOOR AREA
912 SQ.FT. (84.7 SQ.M.)

TOTAL APPROXIMATE FLOOR AREA
1723 SQ.FT. (160.1 SQ.M.)



FIRST FLOOR
APPROXIMATE FLOOR AREA
811 SQ.FT. (75.4 SQ.M.)



Note
All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working condition. All Photography is for illustration purposes only.



Exterior and Gardens

1 Parsonage Croft is accessed by a wrought iron pedestrian gate, which opens to a stone flagged path flanked by shrub borders leading to the front of the property.

To the front, there's a garden being mainly laid to lawn with mature trees, shrubs and being enclosed by stone walling. From the stone flagged path, stone steps rise to a gravelled seating area to one side of the property, with mature trees/shrubs and providing ample space for comfortable seating. A further stone flagged path gives access down one side of the property, with a water tap and access can be gained to the formal dining room and a timber gate gives access to the rear.

To the rear of the property, there's a parking area for one car and access can be gained to the integral garage and inner hallway.

Generously Sized Gardens
with Stunning Views over Bakewell





Viewing strictly by appointment with our consultant on

0114 358 2020

Mobile: 07891 400 020

www.bpestates.co.uk

Tenure: Freehold



1 Parsonage Croft,
Bakewell, Derbyshire DE45 1DF

Offers in the Region of £625,000