
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
The Limes, 30 North Church Street, Bakewell, DE45 1DB

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Description
The Limes is a picture perfect property that is complemented by a super location on the fringe of this historic market town. Accessing the excellent amenities in Bakewell is a cinch yet, due to its position up the hill, the property is just away from the hustle and bustle, giving its owners the best of both worlds.
This delightful Georgian residence offers over 1277 square feet of accommodation over three floors and a larger than average garden to the rear (split into two areas) which offers the potential for growing vegetables or cultivating into a hidden garden for keen horticulturists.
Part of the appeal of this property is also the outlook. Situated up the hill the property enjoys a fine outlook from the front, over the churches grounds, to the town at the foot of the hill.
The property has many attractive features including a wood burning stove in the open plan dining kitchen, a decorative fireplaces in the principal bedroom and much use of stripped and sanded floorboards. The original sash windows are a delight and frame the view towards All Saints Church on the front elevation.
The property has plenty of room both on the inside and out for the family market who will appreciate the first class schooling that is found in DE45 and investors will also see value in the list price and possible rental income.

Location
'The Limes' enjoys a super spot in the town. An easy walk away from Bakewell's amenities including the leisure centre, Award winning Pubs, Coffee Shops, The renowned Ginger Butchers and purveyors of the world famous famous Bakewell Puddings. The stately homes of Chatsworth House and Haddon Hall, alongside both The Monsal and Tissington Trails which offer opportunities for safe cycling, are also found within a short drive and The Peak District, with its stunning landscapes offers scenic walks, and riding trails nearby and the River Wye winds its way through town and provides a sense of calm to this otherwise vibrant town. Bakewell itself offers great bus and train transport links to the towns of Buxton, Matlock and Chesterfield which offer further excellent amenities, with rail links from Chesterfield providing direct access to Sheffield, Manchester, and London.

IMPORTANT INFORMATION
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Four double bedrooms with the principal room having a pretty fireplace.
- Open plan dining kitchen with wood burner in the dining area and flags in the kitchen area.
- Sitting room with a lovely outlook towards the church.
- Luxurious bathroom with a roll top bath and a separate shower enclosure.
- Two further W.C's and a separate utility room.
- Pretty gardens to the rear including two zones and the potential to create something quite special.
- No onward chain.

















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