

EADON
LOCKWOOD
& RIDDLE
ESTD 1840



Greenlands, Ashford Road, Bakewell, DE45 1GL

Offers In The Region Of £395,000

Greenlands, Ashford Road, Bakewell, Derbyshire DE45 1GL

Tenure: Freehold

Local Authority:

Council Tax: Band D

EPC Rating:

A charming Grade II Listed three bedroomed detached cottage, conveniently located on the edge of Bakewell standing in generous grounds with large garden, woodland and off road parking for two vehicles. Located off the A6 and surrounded by mature gardens, this historic cottage has been extended to offer flexible accommodation arranged over two floors.

From the rear of the property, a stable door opens to a utility room with tiled flooring and space and plumbing for washing machine and dryer. The adjoining kitchen features a range of panelled units with worktops incorporating stainless steel sink and drainer, oven and four burner hob with extractor over. There is space for a stand-alone fridge freezer. Accessed from the kitchen is a dining room with rear facing window and two storage cupboards. Double doors open to a lounge with beams to the ceiling and glazed door opening to the patio garden. Accessed from the kitchen, is a dual aspect sitting room with beams to the ceiling and original front door.

From the sitting room, stairs rise to the first floor landing with access to all rooms. The master bedroom is a large dual aspect double bedroom with pleasant garden aspect. Bedroom two is a small double bedroom with rear facing aspect. The family bathroom features a white suite consisting of low flush WC, bath with chrome shower over, wash basin and separate shower enclosure with Mira Sport electric shower.

From the dining room, stairs rise to a versatile landing area with rear facing window, ideal for occasional use or home office. A door leads to a third bedroom with side facing window and window light towards adjoining woodland.

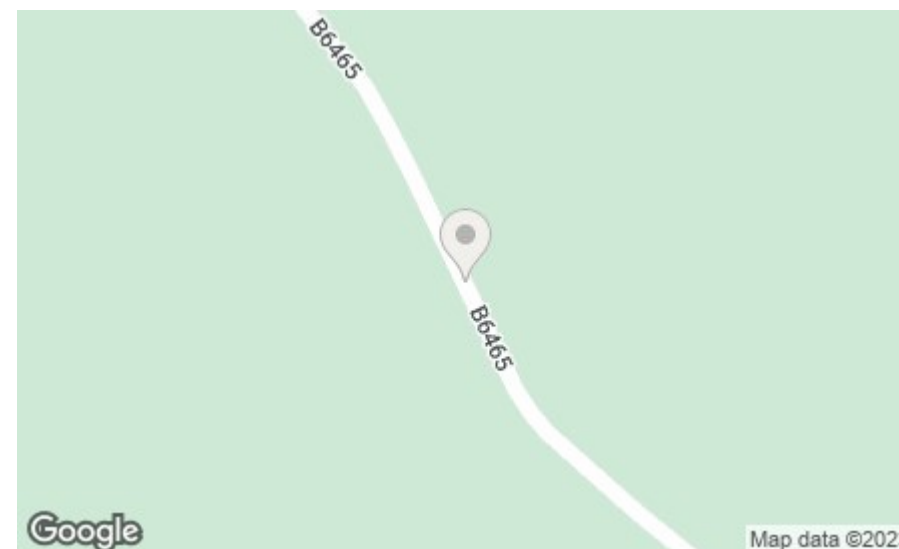
Outside, to the side of the property, is driveway parking for up to three vehicles. Gardens surround the property to three sides featuring lawn and patio area. To the rear of the property the land extends to around 0.61 acre including garden and mixed woodland.







Total area: approx. 126.5 sq. metres (1362.0 sq. feet)



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

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.