



Butts House

Butts View, Bakewell, DE45 1FE

A stunning Grade II listed residence, beautifully positioned in the market town of Bakewell, standing in magnificent walled gardens extending to around two thirds of an acre, with extensive off-road parking, ample garaging and spectacular views towards Manners Woods.

This fine Georgian home occupies a southerly position with superb accommodation arranged over three floors with a wealth of original and attractive features throughout.

The front door opens into a broad reception hall with stone flagged flooring and access to ground floor accommodation. A short inner hallway with cloak cupboard leads to the dual aspect drawing room. This impressive room has high ceilings, original coving, fine original fireplace and a shuttered Georgian sash window and a full height bay window with shutters and patio doors to the garden.

At the heart of the property is a dining room with solid wood flooring, beams to the ceiling and fireplace with stove. Accessed off the dining room is a timber framed conservatory.

The sitting room enjoys a spectacular view across the garden with Manners Wood in the distance. This lovely room features oak panelling, open fireplace with ducks nest fire grate and fitted book shelving. From the dining room a hallway leads to a cloakroom with storage and cloakroom W/C.

The dining kitchen is located at the north end of the house and is a spacious dual aspect farmhouse style room with a gas fired aga. The kitchen features a range of panelled units with solid wood worktops over, incorporating a double stainless-steel sink and drainer, space for dishwasher and under counter fridge. From the kitchen an external door



leads to a courtyard with two stone-built outbuildings and pedestrian access to Butts View. A further door from the kitchen leads to a two roomed barrel arched cellar.

An inner hallway off the kitchen provides access to the garden and adjoining utility room with further storage units, double stainless-steel sink and drainer and space for a washing machine.

Stairs rise to the first floor landing with access to all rooms and a versatile office area with a lovely view across the garden. Bedroom one is a spacious dual aspect double bedroom with shuttered Georgian sash windows and spectacular views across Bakewell and the garden.

Bedroom two is a double bedroom with southerly views across Bakewell, fireplace, fitted wardrobe and washbasin. Bedroom three enjoys a rear facing aspect and washbasin. A family bathroom with separate shower enclosure serves the first three bedrooms.

There are two further bedrooms on the first floor, one being a large double bedroom with attractive cast iron fireplace and views across Bakewell, the other a large single bedroom, well-suited as a study. A further family bathroom features a matching suite.

Stairs rise to the second floor with a self-contained area ideal for a dependent relative or family member.

An L-shaped landing provides access to all rooms and a substantial attic/ store room. The bedroom enjoys a rear facing aspect with westerly views over Butts View and a further attic room ideal for home office or study.

Grounds and gardens

A pillared gated entrance leads to an extensive gravel parking area with open fronted garage and adjoining carport. A solid wood gate leads to the main walled garden with panoramic views across Bakewell to Manners Wood. This impressive and beautifully planted garden features large lawns with deep floral borders enjoying an array of colour in all seasons including peonies, climbing roses, clematis and wisteria. A gravel pathway circles the lawns and two mature beech trees provide screening and privacy.

Beyond a yew hedge is a productive kitchen garden with raised beds, fruit garden and lovely views towards Manners Woods.

Fronting the house is a gravelled seating area and ornamental pond. A gateway leads to a walled side garden area with a central lawn, deep floral borders and lovely view across Bakewell including the Church Spire.

- Grade II listed 18th century residence in the heart of Bakewell
- Exceptional walled gardens with panoramic views
- Extensive off road parking, garage/carport
- Three reception rooms
- Dining kitchen with gas fired aga and utility room
- Broad entrance hall
- Five bedrooms and further self-contained area on the second floor
- Two family bathrooms
- Grounds and gardens extending to two thirds of an acre
- Very rare opportunity and one of the finest homes in Bakewell









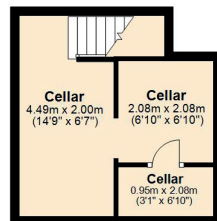








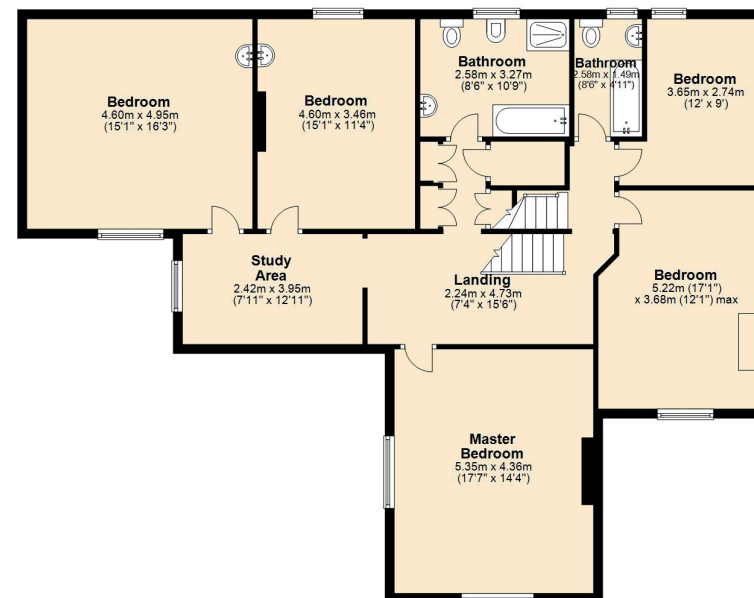
Basement
Approx. 17.8 sq. metres (192.1 sq. feet)



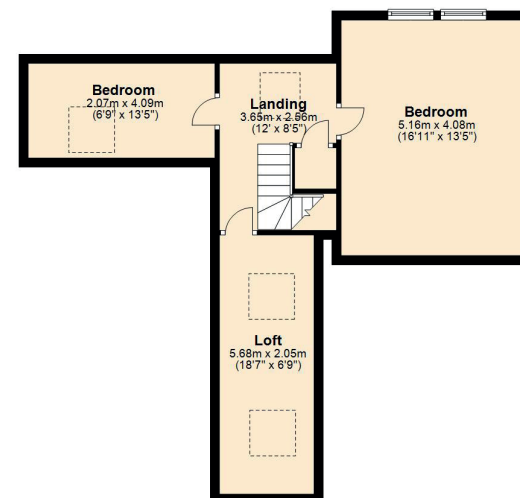
Ground Floor
Approx. 199.8 sq. metres (2150.9 sq. feet)



First Floor
Approx. 135.0 sq. metres (1452.9 sq. feet)

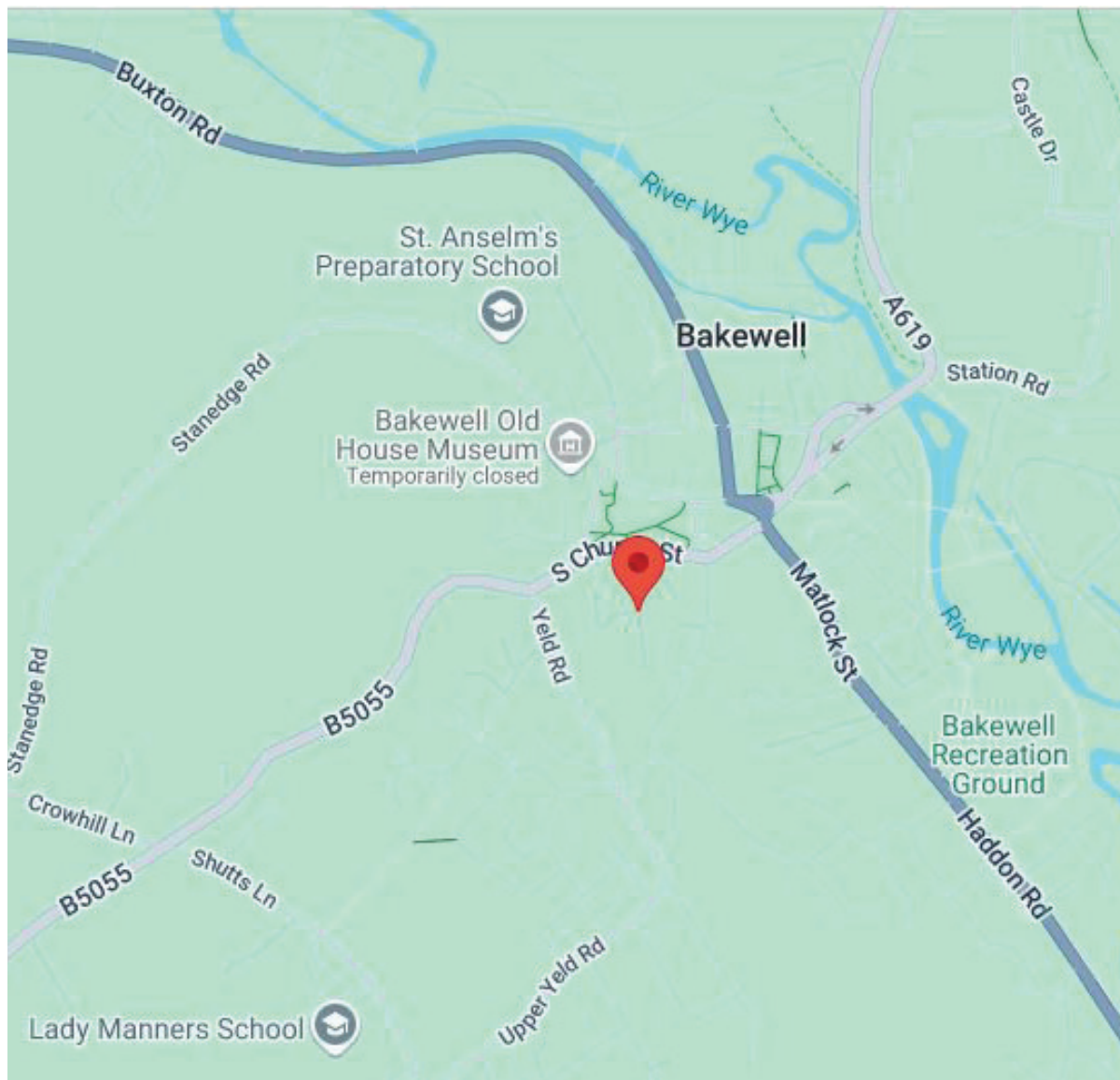


Second Floor
Approx. 51.4 sq. metres (553.3 sq. feet)



Total area: approx. 404.1 sq. metres (4349.2 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.



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