



The Brew House, Buxton Road

Bakewell, DE45 1DA

This three bedoomed period character cottage is ideally located in central Bakewell a short walk to the town centre and has the benefit of a terrace garden, single garage and off road parking.

The well appointed accommodation briefly comprises of at first floor level an entrance lobby opening to the large open plan living area with kitchen and dining space. The kitchen features a range of fitted cabinetry and appliances including a four ring gas hob with extractor above, double electric oven, dishwasher, fridge freezer and further single fridge. A bright and airy space with feature lantern roof light and a view over the terrace garden. Feature wooden flooring.

Stairs from the entrance lobby lead down to the bedroom area which features three well sized double rooms.



- CHARACTER COTTAGE IN CENTRAL BAKEWELL
- OPEN PLAN LIVING DINING KITCHEN
- WELL APPOINTED THROUGHOUT
- THREE DOUBLE BEDROOMS
- SINGLE GARAGE AND PARKING SPACE
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- TWO ENSUITE SHOWER ROOMS AND FAMILY BATHROOM
- TERRACE GARDEN WITH LOVELY VIEW
- VACANT POSSESSION



Two of the bedrooms have roomy ensuite shower rooms and there is a separate family bathroom with a shower bath.

A further flight of stairs leads to the utility room with a good range of fitted storage cupboards and space and plumbing for an automatic washing machine. There is access from here to the undercroft/cellar area. A door leads out into the single garage which has an electric roller shutter door, power and light and gives access to the additional parking space.

The terrace garden has space to sit out and dine and has feature natural stone walling and shrubbery. Lovely view from here over towards the River Wye and Manners Wood.

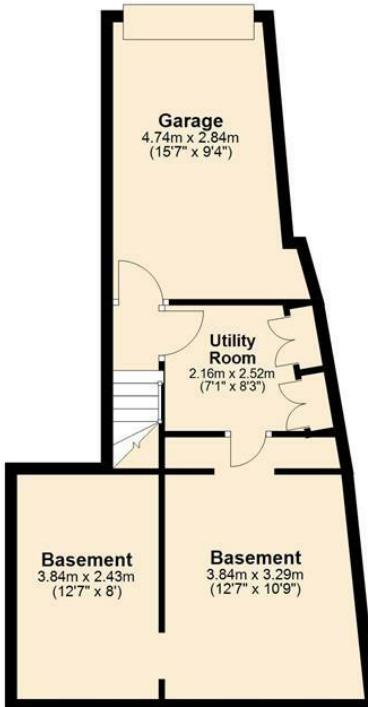
VACANT POSSESSION



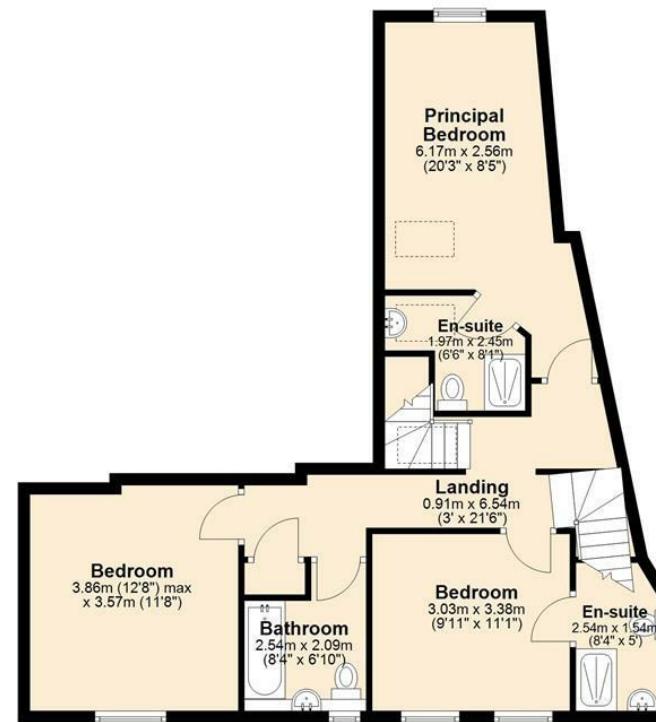




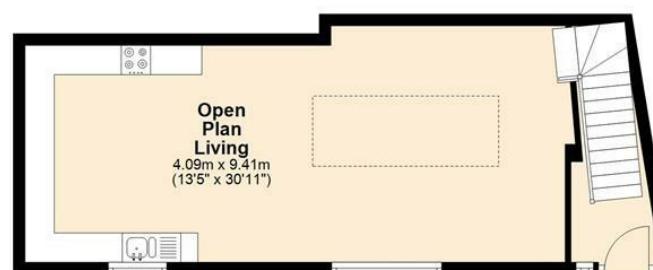
Ground Floor
Approx. 46.5 sq. metres (500.2 sq. feet)



First Floor
Approx. 66.2 sq. metres (712.7 sq. feet)



Second Floor
Approx. 40.8 sq. metres (439.5 sq. feet)



Total area: approx. 153.5 sq. metres (1652.5 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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