



Rowan House, Vernon Drive

Bakewell, DE45 1FZ

A substantial four bedroomed detached family home, conveniently located in the market town of Bakewell benefitting from charming gardens, excellent off-road parking and detached double garage with home office over. Occupying a superb location at the head of Vernon Drive, this impressive family home has accommodation arranged over two floors including three reception rooms, two bathrooms and extensive loft space.

A solid wood front door opens to the entrance hall with cloakroom WC and access to all ground-floor accommodation. The principal reception room is a large dual aspect room featuring an open fireplace with marble fire surround and a glazed door opens to a large entertaining conservatory. The conservatory features tiled flooring and French windows open to the garden. At the heart of the property, is a formal dining room with rear facing aspect and feature fireplace. The spacious dining kitchen features a range of solid wood units surmounted by extensive worktop space, incorporating oven, four burner gas hob with extractor over, and sink and drainer set beneath a front facing window. There is space for family sized table and chairs, beams to the ceiling and a door provides access to the side of the property. The



- A four bedroomed detached family home in Bakewell
- Pretty and easily maintained gardens
- Formal dining room & entertaining conservatory
- Tenure: Freehold, Council Tax Band G
- Detached double garage with office over
- Dining kitchen with adjoining utility room
- Family bathroom
- Off-road parking for two/three vehicles
- Substantial reception room
- Four bedrooms with ensuite principal bedroom



adjoining utility room features further unit storage and space and plumbing for washing machine and American style fridge freezer. From the utility room, a glazed door opens to the rear garden.

Stairs rise to the first-floor landing with access to all accommodation. Bedroom one is a large double bedroom with front facing aspect and adjoining ensuite with suite of bath, low flush WC, pedestal wash basin and shower enclosure. Bedroom two is a further double bedroom with front facing aspect and distant view towards manners wood and Bakewell golf course. Bedroom three is a double bedroom with rear facing aspect. The family bathroom features a suite consisting of low flush WC, pedestal wash basin and bath with shower over. Bedroom four is a double bedroom with rear facing aspect and solid wood flooring. An open tread stair case provides access to the loft which is heavily insulated and features two rear facing window lights. The property benefits from sealed unit double glazing throughout.

A pillared driveway provides parking for two vehicles and access to the stone built detached double garage. A staircase at the side of the garage leads to a large home office ideal for working from home or a variety of other uses. The office has a lovely garden aspect with a distant view across the Wye Valley. Easily maintained gardens surround the property to all four sides. The front garden is laid to lawn with deep floral borders and dry-stone walling. To the rear of the property, is large landscaped patio area, deep floral borders and level lawn.







Ground Floor
Approx. 138.2 sq. metres (1487.4 sq. feet)



First Floor
Approx. 121.4 sq. metres (1307.1 sq. feet)



Second Floor
Approx. 76.3 sq. metres (821.8 sq. feet)



Total area: approx. 336.0 sq. metres (3616.3 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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