



2, Old Lumford Cottages

BAKEWELL, DE45 1GG

Price : Offers In The Region Of £385,000

Tenure : Freehold

EPC Rating :

Council Tax : Band C

Local Authority : Derbyshire Dales

A charming three bedroomed mid-terraced cottage beautifully positioned on the edge of Bakewell with pretty gardens. Occupying a spectacular setting with south facing views across the River Wye and historic Holme Bridge, this delightful cottage has accommodation arranged over three floors and including spacious dining kitchen, a large family bathroom and en-suite shower room.

The entrance porch opens to the sitting room with front facing window overlooking the garden. The focal point of the room is the living flame gas fire. The dining kitchen lies at the heart of the property and features a range of panelled units with work tops, incorporating space for stand alone oven, undercounter dishwasher and fridge freezer. A stainless steel sink is set beneath a rear facing window overlooking the rear yard. There is ample space for a dining table and chairs and a glazed door provides access to the rear of the property.



- A three bedroomed mid terraced cottage
- Exceptional views across the River Wye
- Spacious family bathroom

- Residents parking
- Dining kitchen
- En-suite bedroom / guest bedroom

- Delightful south facing garden
- Sitting room
- Two stone outbuildings



Stairs rise to the first floor landing with spacious laundry cupboard. Bedroom one is a generous double bedroom with high ceilings, fitted storage and lovely view across the garden towards the River Wye. A large family bathroom comprises bath with electric shower, pedestal wash basin and low flush WC.

Stairs rise to the second floor landing. Bedroom two features a front facing dormer window with exceptional views across the garden and River beyond. The en-suite shower room comprises low flush WC, pedestal wash basin and shower enclosure with Mira Sport shower attachment. Bedroom three is a generous single bedroom with rear facing dormer window with views towards Holme Hall.

Outside, to the front of the property is an easily maintained garden featuring stone flagged patios, well stocked floral borders, ornamental pond and gravel garden. A pedestrian gate shared with the neighbouring property provides access to Holme Lane.

To the rear of the property is a yard area with two stone built outbuildings including external WC and utility area with space and plumbing for washing machine and tumble dryer.

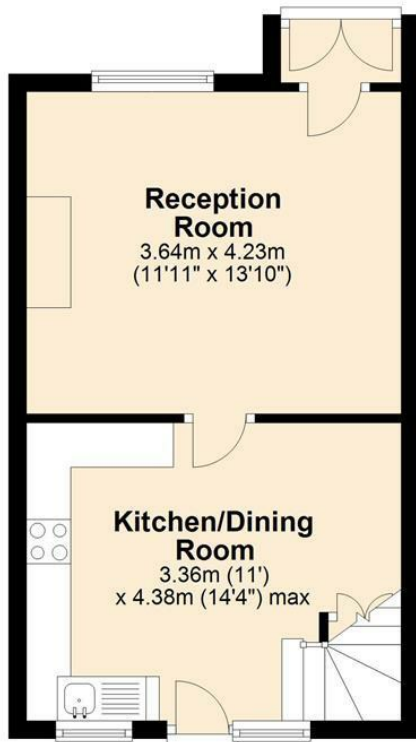






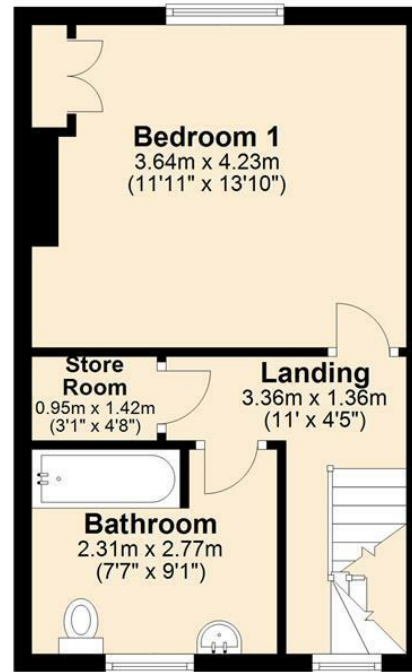
Ground Floor

Approx. 35.2 sq. metres (379.2 sq. feet)



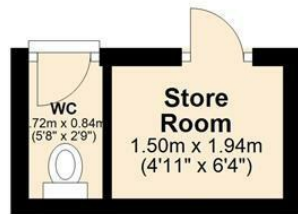
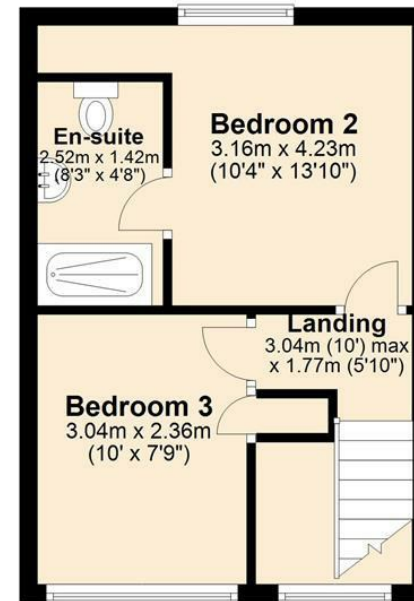
First Floor

Approx. 30.0 sq. metres (323.0 sq. feet)



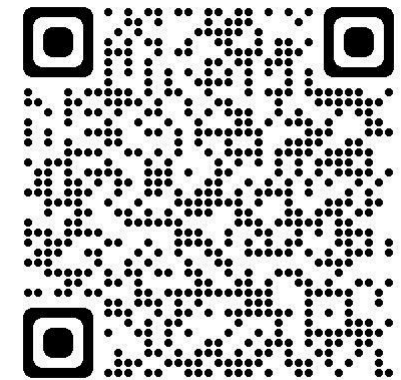
Second Floor

Approx. 26.7 sq. metres (287.0 sq. feet)



Total area: approx. 91.9 sq. metres (989.2 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.



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.