



## Bowers Rake B5056

Alport, Bakewell, DE45 1LD

**£2,600 Per Calendar Month**

The 4-bedroom manor house is an elegant and spacious residence nestled in the heart of the countryside, offering breath taking views of the open landscape and the serene River Lathkill. Set against a backdrop of rolling hills and greenery, the manor exudes timeless charm and tranquillity.

- Four bedroom Manor House
- Panoramic views over open countryside
- Double garage and gated parking
- Modern kitchen
- Four reception rooms
- Gardens maintained all year round
- FURNISHED OR UNFURNISHED
- COUNCIL TAX BAND: G
- AVAILABLE 10TH MARCH 2025
- Viewing essential

### Viewing

Please contact our ELR Europa Link Office on 01142689900 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.