



EADON LOCKWOOD & RIDDLE
SALES • LETTINGS • SURVEYS



Hill Cottage, Monyash Road, Bakewell, DE45 1FG

Hill Cottage

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A very pretty limestone built cottage ideally positioned close to the centre of the market town of Bakewell with off road parking for one vehicle and attractive well planted garden backing onto open countryside. This delightful cottage has well-planned accommodation arranged over three floors with many attractive features including exposed beams, original fireplace and south facing frontage. Hill Cottage has been a well loved family home and particularly attractive for those who appreciate a beautiful garden. The property is also in close proximity to Lady Manners school.

Breakfast kitchen – A range of solid wood units with roll edge worktops including sink and drainer and integral Neff oven with four burner hob and extractor over. There is space for a washing machine, stand alone freezer and breakfast bar area. This double aspect room enjoys a pleasant outlook across the patio garden with distant view of Manners Wood.

Dining room – Located at the heart of the property this versatile double aspect room has a shelved storage cupboard and space for a family sized table and chairs.

Sitting room – The front facing sitting room enjoys a pleasant aspect across the garden to open countryside and the focal point to the room is provided by a stone built fireplace with a log burner effect gas stove/fire. Another front door opens to a south facing patio terrace and stairs rise to the first floor landing.

Landing – Providing access to two bedrooms and the family bathroom.

Bedroom one – Front facing bedroom with stripped wooden flooring, attractive garden view and convenient storage cupboard.

Bedroom two – A front facing single bedroom with pine fitted storage, stripped wooden flooring and lovely garden aspect.

Family bathroom – Features tiled flooring, bath with chrome taps and Mira Sport shower over, wall mounted wash basin, mirrored medicine cabinet, built in storage housing Vaillant boiler. Separate WC, shelving and side facing window.





From the first floor landing stairs rise to the second floor landing with rear facing window, stripped wooden flooring, beams to the ceiling and loft access.

Bedroom three – Front facing window, extensive fitted wardrobe space, beam to the ceiling, currently arranged with bunkbeds however could easily fit a double bed.

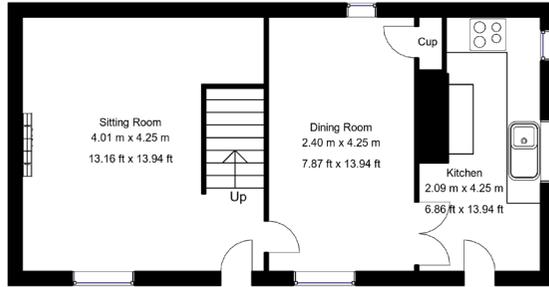
Bedroom four – Front facing window, exposed beam, stripped wooden flooring and pine fitted storage.

Outside – To the front of the property is a beautifully presented south facing rear garden with tiered planting, shaped borders and stone built raised beds. This beautiful garden has been well loved and also features seating areas, timber shed and a trellised arbour. Access to the property is off the Monyash Road, across the neighbouring property The Smithy which leads to a gravelled driveway shared by Hill Cottage and the adjoining Coach house. There is flagged parking for one vehicle at Hill Cottage and potential for further parking if required. Also at the side of the property is a further small patio area with attractive planting and raised beds.

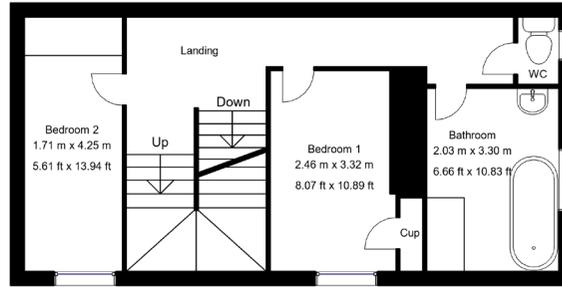
- A very attractive limestone built semi-detached cottage in the popular market town of Bakewell
- Charming south facing cottage gardens
- Kitchen with breakfast bar
- Dining room
- Sitting room with original fireplace and cast iron gas stove
- Four bedrooms, two doubles, two singles
- Family bathroom with separate WC
- Off road parking for one vehicle and potential for more
- Delightful south facing patio terrace
- No onward chain



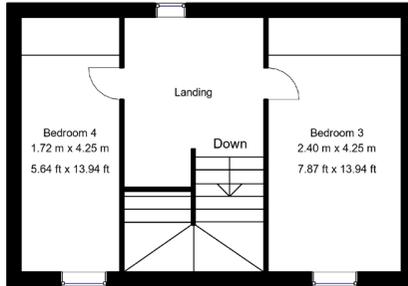
Ground Floor
39 Sq.M/419.56 Sq.Ft
Approx



First Floor
40 Sq.M/432.07 Sq.Ft
Approx



Second Floor
29 Sq.M/313.69 Sq.Ft
Approx



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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