



Brier Cottage, 28 North Church Street, Bakewell, DE45 1DB

Saxton Mee

28 North Church Street

Offers In The Region Of

£400,000

A Gorgeous Derbyshire Cottage With Enviably Views!

A beautifully appointed period gritstone property with three double bedrooms and stunning views across the Bakewell conservation area and the impressive historic church.

Retaining original character features the charming cottage is nestled in a picturesque setting in the highly sought after market town of Bakewell. Close to the excellent range of shops, cafes, leisure facilities and amenities the town has to offer, surrounded by beautiful Derbyshire countryside with easy access to local walks and cycle trails.

Currently run as a successful holiday let with contents by separate negotiation but also suited as a main home the accommodation with recently installed windows to the rear and engineered wood floors on the ground floor comprises: a sitting room with a feature fireplace, a dining/kitchen with a range of units, appliances and a storage cupboard. A rear entrance lobby, utility area and WC.

First floor: a large double bedroom with enviable views towards the church, a bathroom and a double bedroom.

Second floor: a double third bedroom with a decorative fireplace and spectacular views, a shower room and a study/storage area.

Exterior: a front terrace with southerly views across Bakewell. To the rear is a delightful paved patio garden with a wooden pergola.

The property is situated within Bakewell conservation area with Zone B parking (permit charge applicable).

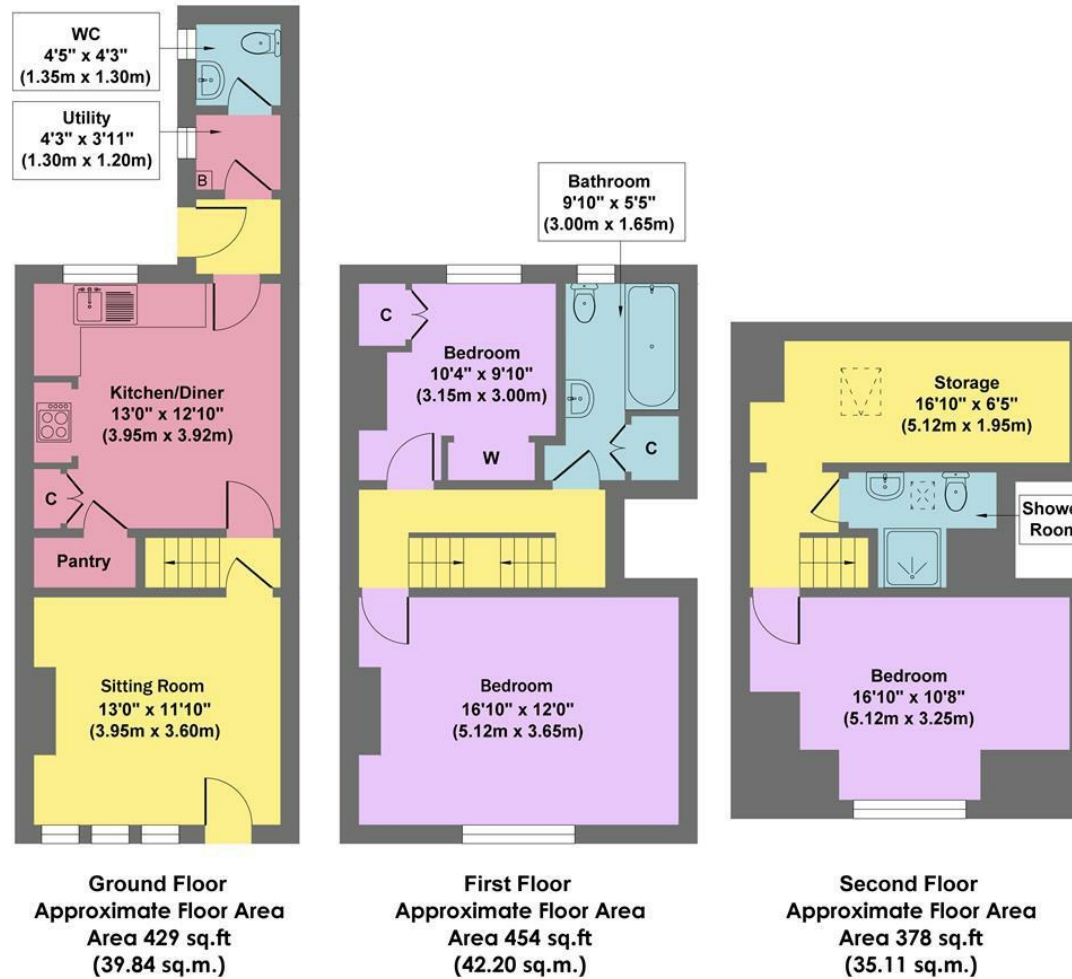
No Upward Chain.



- Stunning Views Towards The Historic Church & The Town
- Original Period Features
- Easily Managed Rear Garden
- Close To The Excellent Facilities Bakewell Has On Offer
- Currently Run As A Successful Holiday Cottage With Contents By Separate Negotiation
- A Beautifully Presented Property Ideal As A Main Home
- Easy Reach Of Local Walks & Cycle Trails
- Within Lady Manners School Catchment
- EPC Rated E
- Viewings: Bakewell Office



28 North Church Street



Approx. Gross Internal Floor Area 1261 sq.ft / 117.16 sq.m

Illustration for identification puposes only ,measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. *A Life Assurance policy may be requested.* *Written Quotations of credit terms available on request.*

Banner Cross
 T: 0114 268 3241
 E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
 T: 01246 290992
 E: dronfield@saxtonmee.co.uk

Hathersage
 T: 01433 650009
 E: hathersage@saxtonmee.co.uk

Bakewell
 T: 01629 815307
 E: bakewell@saxtonmee.co.uk

