



The Spinney, Butts Road, Bakewell, DE45 1EB

Saxton Mee



# Butts Road

Guide Price

## £675,000

Located in a peaceful setting close to Bakewell town centre, this stunning four-bedroom detached family home showcases unique architectural design. Positioned within easy reach of local shops, amenities, and leisure facilities, as well as direct access to the natural beauty of the Peak District National Park, this property offers a perfect balance of convenience and tranquility.

£675,000 - £700,000 Guide Price

Boasting proximity to reputable primary and secondary schools, as well as major commercial centres within easy commuting distance and a wealth of outdoor pursuits on the doorstep.

Upon entering through a covered porch, you are welcomed into an inviting hallway featuring built-in storage and a ground floor WC. A charming sitting room with a feature fireplace housing a multi-fuel stove flows into a cozy snug. A dual-aspect dining room with double doors leading to the garden, provides a delightful space for entertaining. A fitted breakfast kitchen equipped with a range of units and appliances.

Ascending to the first floor, a landing with additional built-in storage, leading to a spacious master bedroom boasting built-in wardrobes and an en-suite bathroom. Another generously sized double bedroom with storage and two additional bedrooms, along with a separate shower room.

Outside, a driveway offers off-road parking and leads to a garage, providing ample space for vehicles. The meticulously maintained gardens enveloping the property feature an array of planted beds, borders, specimen shrubs, and trees, creating a serene backdrop. Paved and decked seating terraces are strategically positioned to admire commanding views of the town and surrounding countryside. Additionally, a timber storage shed offers practical storage solutions for outdoor equipment.



- Fabulous Far Reaching Views
- Feature Fireplace With Multi Fuel Stove
- Stone Built Detached Character Property
- Within Lady Manners School Catchment
- Garage & Off Road Parking
- Central Bakewell Location
- Stunning Landscaped Gardens
- Access to Many Local Walks & Cycle Trails
- EPC: Rated D
- Viewings: Bakewell Office









# The Spinney



**Approx. Gross Internal Floor Area 1724 sq.ft / 160.20 sq.m**

Illustration for identification purposes 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.'

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