



GRANT'S
OF DERBYSHIRE

Flat 2 Devonshire House Church Alley, Bakewell DE45 1FF
£750 Per Month

Grants of Derbyshire are delighted to offer For Rent, this spacious second floor, two bedroom apartment, located in the heart of Bakewell town centre. Benefiting from gas central heating and double glazing throughout, this property briefly comprises; Entrance Hall to the first floor, followed by a Bathroom, Open Plan Living/Kitchen Area and Two Double Bedrooms to the second floor. The views from this apartment are beautiful, overlooking All Saints Church to the rear and the stunning Derbyshire countryside over rooftops to the front. This property doesn't have any outdoor space but is in a very sought after location, just a short walk from Bakewell recreation ground. There's some time restricted on-road parking just around the corner. Available Mid January 2026



Access to the property

The property is right on the corner of Church Alley and can be accessed via the shared entrance door. Flat 2 is accessed on the first floor where the front entrance door opens into the entrance hallway and stairs lead to the:

Landing Area 5'1" x 5'1" (1.55m x 1.57m)

Which is located on the second floor and has a front aspect window with stunning Derbyshire countryside views and a shelving unit with small cupboard beneath. Doors open to both the Open Plan Living/Kitchen area and the:

Bathroom 5'9" (max) x 8'7" (1.76m (max) x 2.64m)

Almost fully tiled with a front aspect window with obscured glass and fitted with a three piece suite consisting of panelled bathtub with Triton electric shower over, a dual flush WC and vanity style wash hand basin with cupboard beneath. This room also has a chrome ladder style heated towel rail and an extractor fan.

Open Plan Living / Kitchen 17'5" x 17'8" (5.33m x 5.39m)

A spacious room with dual aspect windows, two which are to the rear aspect, overlooking the beautiful All Saints Church & one to the front aspect which

has stunning roof top views towards the Derbyshire countryside. The Living Area of this room has carpet to the floor & a feature fireplace with wooden mantel, marble hearth and tiled splashback. The Kitchen area of this room is very contemporary, fitted with laminate flooring and matching cream, wall, base and drawer units with a granite effect work top over & a stainless steel one and a half bowl sink with mixer tap over. Integrated appliances include an electric Zanussi hob with extractor hood over and a Lamona electric oven beneath. There's also a breakfast island, with space for three breakfast stools and freestanding appliances that will be left on a goodwill basis include a Hotpoint Washing Machine, Indesit Fridge & Indesit Freezer. The combi boiler is also located in this room. Doors open to both Bedrooms.

Bedroom 1 12'2" (max) x 10'0" (3.72m (max) x 3.06m)

A good sized double bedroom with a front aspect window with rooftop views towards the stunning Derbyshire countryside.

Bedroom 2 12'2" x 7'8" (3.73m x 2.36m)

A second double bedroom with a rear aspect window with views over All Saints Church.

Outside & Parking

Please note, there is no outdoor space with this property and no allocated parking. There's some time restricted on-road parking just around the corner on North Church Street.

Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band A which is currently £1362 per annum.

Directional Notes

If travelling from Matlock you will approach Bakewell on the A6 passing Haddon Hall. Upon reaching Bakewell town centre, at the roundabout, take the first exit onto 'Buxton Road' & then an almost immediate left onto 'North Church Street'. Drive up this road for a short distance and you will see some time restricted on-road parking on the left hand side. 'Church Alley' is the first left off of 'North Church Street' and Devonshire House is on the corner as the roads meet. There are payable car parks in the town centre if you'd prefer to park here and walk over.

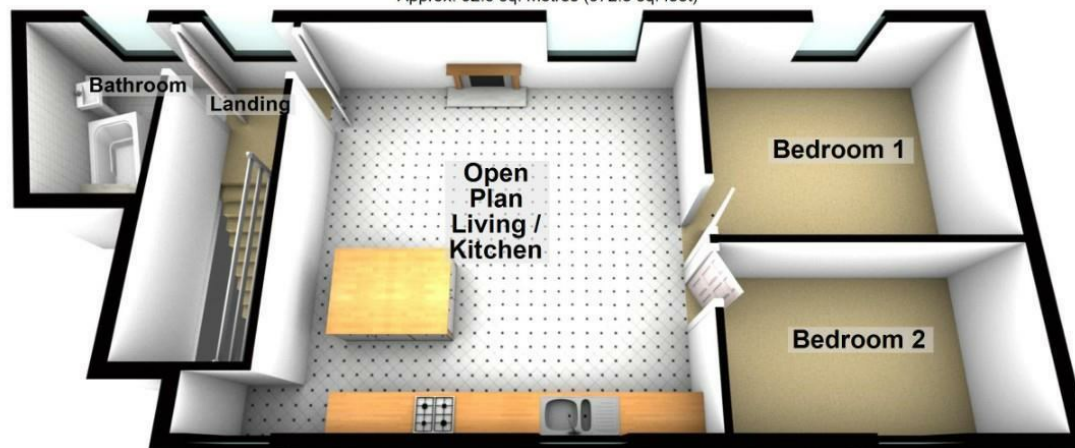




First Floor
Approx. 4.3 sq. metres (45.8 sq. feet)



Second Floor
Approx. 62.5 sq. metres (672.8 sq. feet)



Total area: approx. 66.8 sq. metres (718.6 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

