



9 South Church Street, Bakewell, DE45 1FD

Saxton Mee

# 9 South Church Street

Guide Price

## £425,000

Offered for sale is this delightful Grade II listed three double bedroom property, ideally situated in the heart of the highly sought-after Peak District market town of Bakewell. The property retains a wealth of period charm throughout and benefits from an attractive enclosed courtyard garden to the rear, providing a peaceful outdoor space in this central location.

Arranged over three floors, the accommodation is complemented by impressive barrelled cellars, offering both character and useful storage. Internally, the property features traditional elements including stone flagged flooring, original sash windows with wooden shutters, decorative fireplaces, exposed architectural details and built-in cupboards, all of which contribute to its historic appeal. These features are complemented by modern touches, including a fitted kitchen with integrated appliances and a stylish family bathroom.

Natural light flows through the property via windows to both the front and rear elevations, together with skylight glazing on the upper floor, creating a bright and welcoming atmosphere. The upper floors provide flexible living and sleeping accommodation, suitable for family life, home working, or guest use.

Externally, there is a small courtyard-style garden to the front and a delightful enclosed courtyard garden to the rear, offering private outdoor space for seating and relaxation. The property is within easy walking distance of Bakewell's excellent range of shops, cafés, restaurants and amenities and lies within the catchment area for the highly regarded Lady Manners School.

This charming period home combines historic character with practical living in one of Derbyshire's most desirable locations and represents a rare opportunity to acquire a centrally positioned property with flexible accommodation and attractive outdoor space.

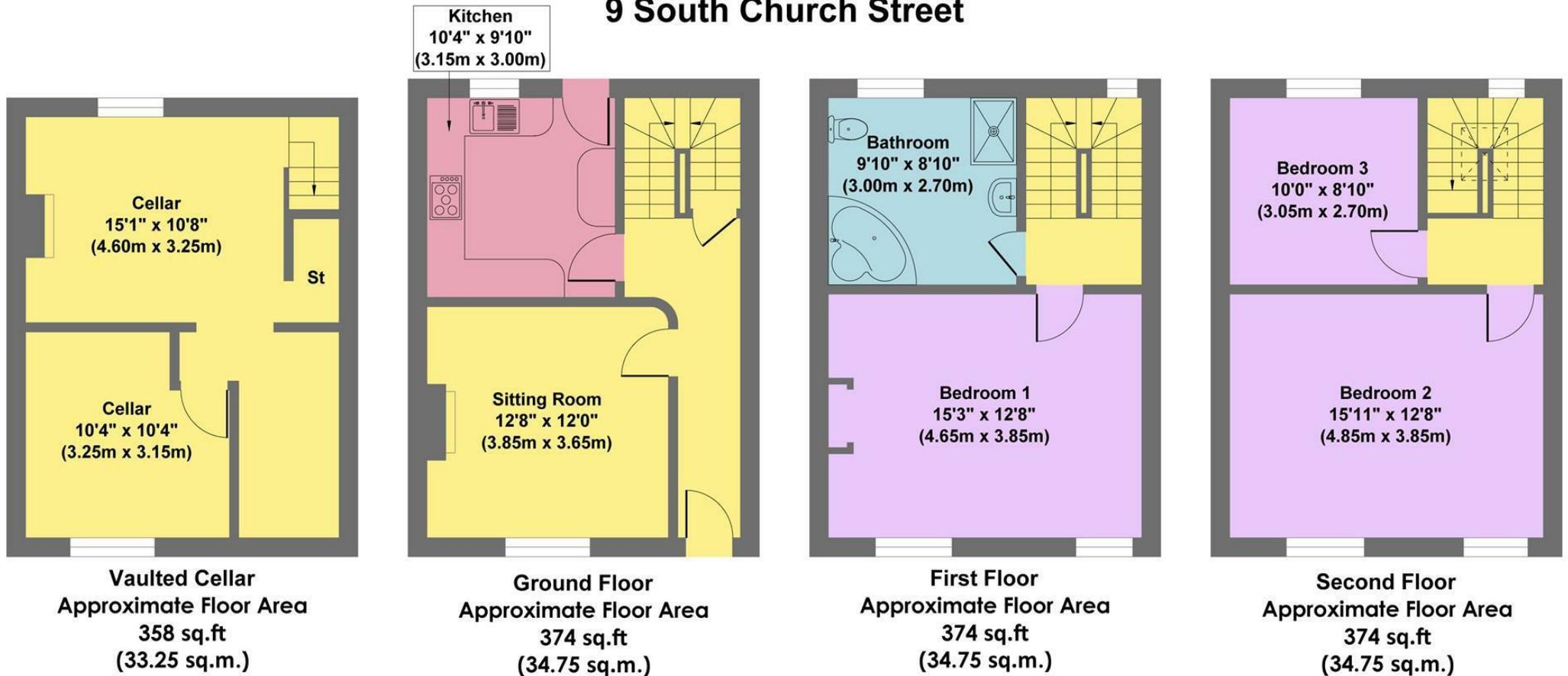


- Grade II Listed
- Brimming With Character Features
- Accommodation Set Over Three Floors
- Close To The Town Centre Amenities
- Renovated Throughout & Well Presented
- Barrel Vaulted Cellars Offering Further Potential
- Easily Managed Rear Courtyard
- Bordered By Stunning Derbyshire Countryside
- No Upward Chain
- Viewings: Bakewell Office





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**Approx. Gross Internal Floor Area 1480 sq.ft / 137.50 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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