78 Moorhall Estate, Bakewell, DE45 1FP

Saxton Mee

78 Moorhall Estate

Guide Price

£385,000

£385,000 - £395,000 GUIDE PRICE

A skilfully enlarged and fully renovated stone-built semi-detached property offering off-road parking and occupying a highly sought-after residential position on the edge of Bakewell. The location is particularly convenient for Lady Manners School and is within easy reach of the excellent range of shops, amenities and leisure facilities available in the historic market town of Bakewell. The property also benefits from good transport links, making it ideally placed for commuting to major commercial centres.

The beautifully presented accommodation is light, spacious and finished to a high standard throughout, with careful attention paid to detail and design. A welcoming entrance hallway leads into a comfortable sitting room, enhanced by an open fire that provides a warm and inviting focal point. Also on the ground floor is a stylish shower room and an impressive open-plan dining kitchen, fitted with a range of contemporary units and integrated appliances. This superb space is ideal for modern family living and entertaining, further complemented by a log-burning stove and bi-folding doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

To the first floor, the landing provides access to four well-proportioned bedrooms, along with a luxurious family bathroom finished to an excellent standard. A ladder from the landing leads to a useful attic space.

Externally, the property enjoys off-road parking to the front. To the rear is a thoughtfully landscaped garden designed for both relaxation and entertaining, featuring an outdoor kitchen/bar area, well-stocked planted beds and borders, and a separate home office or studio that adds further versatility to the property.

The property is subject to the Derbyshire Dales local occupancy clause.

- Skillfully Enlarged & Renovated
- Immaculately Presented Throughout With Bespoke Fittings
- Attractive Landscaped Garden
- Home Office/Studio
- Close To Excellent Town Centre Amenities
- Within Lady Manners School Catchment
- Off Road Parking
- A Local Occupancy Clause Applies
- EPC: TBC
- Viewings: Bakewell Office

78 Moorhall

Outbuilding
Approximate Floor Area
319 sq.ft
(29.64 sq.m.)

Ground Floor
Approximate Floor Area
609 sq.ft
(56.54 sq.m.)

First Floor
Approximate Floor Area
609 sq.ft
(56.54 sq.m.)

Attic Storage Level
Approximate Floor Area
198 sq.ft
(18.35 sq.m.)

Approx. Gross Internal Floor Area 1735 sq.ft / 161.07 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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