



Wainstones North Church Street, Bakewell, Derbyshire, DE45 1DB

Saxton Mee

Wainstones North Church Street

Guide Price

£400,000

This Grade II listed three-storey end terrace cottage enjoys a prominent position opposite the church in the historic market town of Bakewell.

£400,000 - £415,000 Guide Price

Carefully renovated by the present owners to retain its period charm while introducing modern comforts, the property is currently run as a successful holiday let, with contents available by separate negotiation, yet it is equally well suited as a main home. Its location is superb, being just a short walk from the town centre, with its excellent range of shops, cafés, restaurants, as well as the riverside walks for which Bakewell is renowned.

The interior is full of character with accommodation arranged across three floors. A welcoming sitting room sets the tone with its traditional charm and a spacious fitted dining kitchen that combines period detail with modern practicality. A cellar provides additional useful storage.

On the first floor there is a generous double bedroom, a further bedroom and a shower room.

The second floor opens to a striking attic bedroom running from front to back, offering a light and versatile space with lovely views over the town.

To the rear, a small courtyard provides a private outdoor space, perfect for morning coffee or evening relaxation. The setting opposite the church enhances the sense of history and character. Permit parking.

Bakewell, often described as the jewel of the Peak District, is a thriving town offering an active community and year-round appeal. Surrounded by glorious countryside, including the Monsal Trail and Chatsworth Estate, it is a popular destination for visitors yet remains a highly desirable place to live, with excellent schools, independent shops and strong transport links.

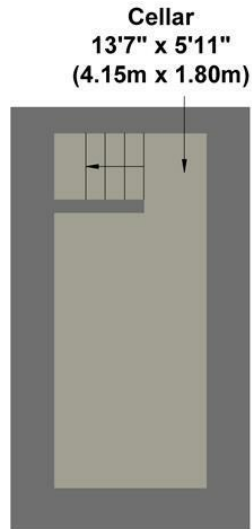


- Brimming With Character Features
- Currently Run As A Successful Holiday Let With Contents By Separate Negotiation
- Ideal Main Home
- Permit Parking
- Within Lady Manners School Catchment
- Easily Managed Rear Courtyard
- Walking Distance To Town
- Excellent Town Centre Amenities & Leisure Facilities
- No Upward Chain
- Viewings: Bakewell Office

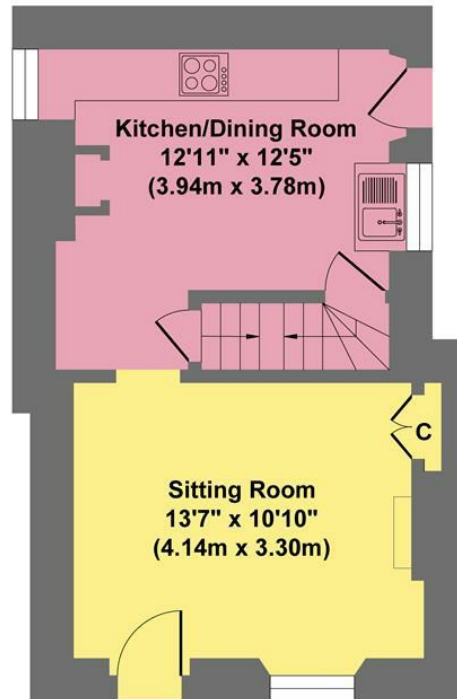




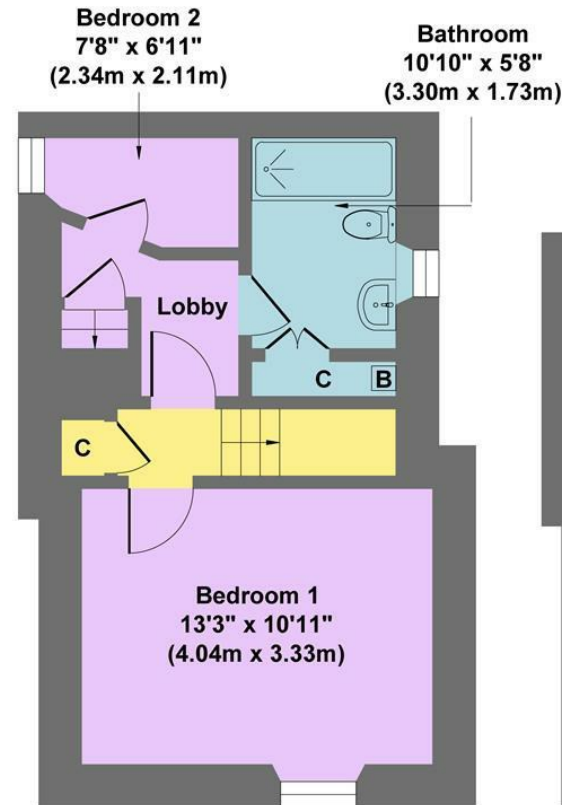
Wainstones



Cellar
Approximate Floor Area
81 sq.ft
(7.5 sq.m.)



Ground Floor
Approximate Floor Area
315 sq.ft
(29.2 sq.m.)



First Floor
Approximate Floor Area
320 sq.ft
(29.7 sq.m.)



Second Floor
Approximate Floor Area
261 sq.ft
(24.2 sq.m.)

Approx. Gross Internal Floor Area 977 sq.ft / 90.6 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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