WAINSTONES



BLENHEIM


Wainstones



A CHARACTERFUL COTTAGE IN THE HEART OF BAKEWELL

OFFERED FOR SALE WITH NO CHAIN AND BEING LOCATED IN A HIGHLY DESIRABLE PEAK DISTRICT LOCATION, WELCOME TO WAINSTONES, A BEAUTIFUL THREE BEDROOMED, GRADE II LISTED GEORGIAN COTTAGE.

Offering delightful living spaces and being close to the centre of Bakewell, this property is suitable for a wide variety of purchasers.





On the ground floor is a well-appointed kitchen with a range of integrated appliances and a south-facing, light-filled lounge with a cast-iron stove.

The first floor has two bedrooms and a modern shower room, whilst the second floor has a large double bedroom. Externally, Wainstones benefits from having a courtyard that can be accessed via a shared alleyway.

The property is located a short walk from the centre of Bakewell, where there are a variety of shops, public houses and restaurants. Sheffield can be reached in around 30 minutes by car. Wainstones is located within the Peak District National Park, where there are numerous attractions.

The property briefly comprises of on the ground floor: Kitchen and lounge.

Basement level: Cellar.

On the first floor: Landing, bedroom 1, storage cupboard, inner landing, shower room and bedroom 2.

On the second floor: Bedroom 3.



GROUND FLOOR & BASEMENT LEVEL

A timber door opens to the kitchen.

Kitchen

12'11 x 12'5 (3.94m x 3.78m)

A well-appointed kitchen with side facing timber glazed windows, pendant light point, flush light point, TV/aerial point and tiled flooring. The focal point of the room is the cast-iron stove with a brick surround and hearth. A range of fitted base/wall and drawer units incorporate a work surface, tiled splashback and an inset 1.0 bowl sink with a chrome mixer tap. Appliances include a four-ring gas hob, extractor hood, a Hotpoint oven, washing machine and dishwasher. Timber doors open to the basement level and the lounge.

Basement Level

Cellar

13'7 x 5'11 (4.15m x 1.80m)

With light and power.

Ground Floor Continued

Lounge

13'7 x 10'10 (4.14m x 3.30m)

A south-facing lounge with a front facing timber glazed window, coved ceiling, pendant light point, central heating radiator and a TV/aerial point. The focal point of the room is the cast-iron stove with a surround, mantel and slate hearth. Fitted furniture includes an original built-in alcove cupboard. A timber door opens to the front of the property.

From the kitchen, a timber door opens to a staircase with a timber handrail that rises to the first floor.



LOUNGE



LOUNGE



KITCHEN



KITCHEN



LOUNGE

KITCHEN

FIRST & SECOND FLOORS

Landing

Having a pendant light point. Timber doors open to bedroom 1, storage cupboard and inner landing.

Bedroom 1

13'3 x 10'11 (4.04m x 3.33m)

A double bedroom with a front facing timber glazed window, pendant light point, central heating radiator and a TV/aerial point.

Storage Cupboard

A useful area for storage.

Inner Landing

Having a flush light point and a central heating radiator. Timber doors open to the shower room and bedroom 2.

Shower Room

A modern shower room with a side facing timber glazed window, flush light points and a chrome heated towel rail. Fitted furniture includes shelving and a cupboard houses the boiler. A suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one wall is a separate shower enclosure with a fitted shower and a glazed screen.

Bedroom 2

8'1 x 6'7 (2.47m x 2.01m)

Having a side facing timber glazed window, flush light point, wall mounted light point, central heating radiator and a TV/aerial point.

From the inner landing, a timber door opens to a staircase that rises to the second floor.

Second Floor

Bedroom 3

19'7 x 13'5 (5.97m x 4.09m)

A large, airy double bedroom with a roof window, front and rear facing timber glazed windows, pendant light points, central heating radiators, TV/aerial point and pine flooring. The focal point of the room is the fireplace with a stone surround and hearth.



INNER LANDING



BEDROOM 1



SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

BEDROOM 3

EXTERIOR & GARDENS

A rustic stone alleyway leads to the charming courtyard.

To the front of the property, access can be gained to the lounge.

To the side of Wainstones, there is exterior lighting and access can be gained to the kitchen.

A shared alleyway leads to a courtyard belonging to the property.

There is residents permit parking located opposite the home at £35 per annum.



SHARED ALLEYWAY TO GARDEN





SHARED ALLEYWAY



COURTYARD



ALL SAINTS CHURCH, BAKEWELL



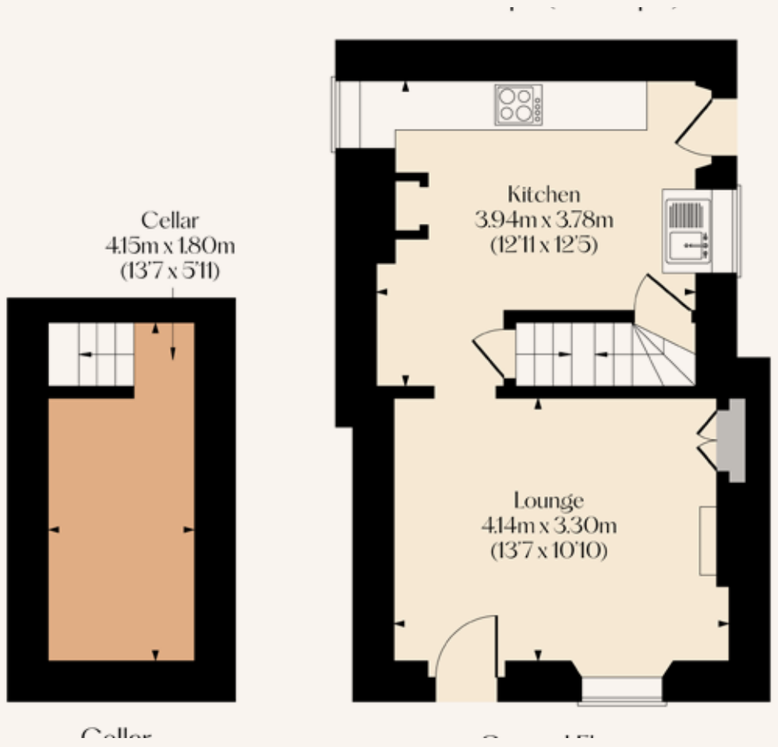
NORTH CHURCH STREET, BAKEWELL

GROUND FLOOR & CELLAR

Ground Floor Approximate Floor Area:
315 SQ.FT. (29.2 SQ.M)

Cellar Approximate Floor Area:
81 SQ.FT. (7.5 SQ.M)

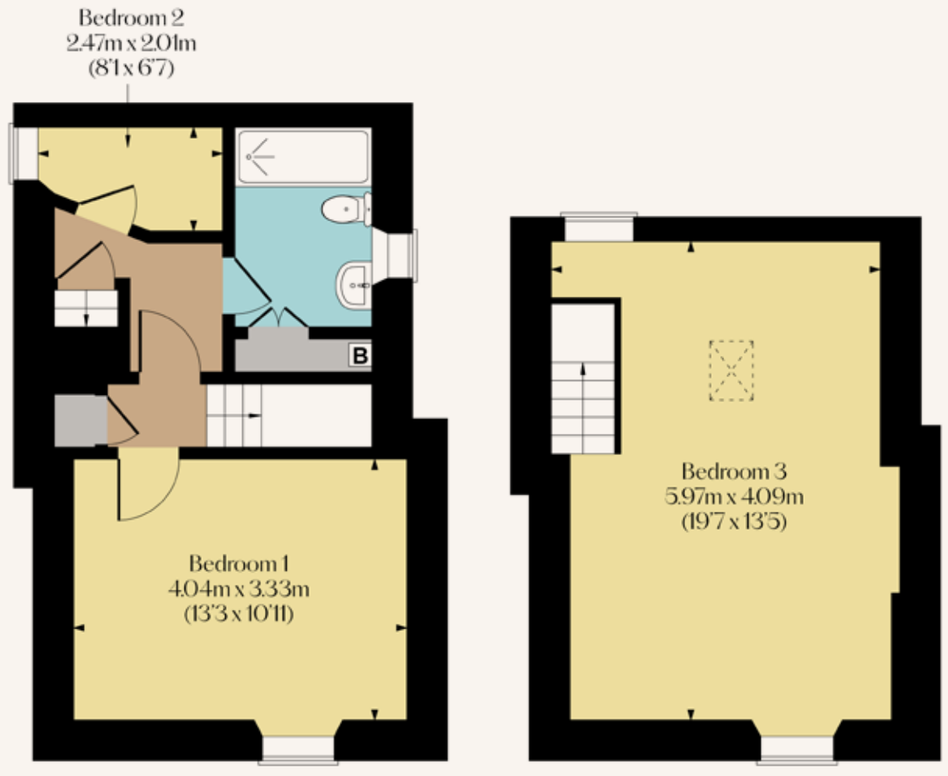
Total Approximate Floor Area:
977 SQ.FT. (90.6 SQ.M)



FIRST & SECOND FLOORS

First Floor Approximate Floor Area:
320 SQ.FT. (29.7 SQ.M)

Second Floor Approximate Floor Area:
261 SQ.FT. (24.2 SQ.M)



BEDROOMS 3	BATHROOMS 1
LIVING ROOMS 1	SQFT 977
TENURE Freehold	COUNCIL TAX Business Rated

Services

Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre and the mobile signal quality is good.

Rights of Access & Shared Access

There is shared access in the alleyway and the bin storage area.

Covenants, Easements, Wayleaves & Flood Risk

There are no covenants or easements. There is a wayleave regarding the national grid, with a street light being on the property. The Flood risk is very low.

Conservation Area

The property is located in the Bakewell Conservation Area.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

WAINSTONES

North Church Street, Bakewell,
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Asking Price
£375,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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