

Kelmscott, The Yeld, Bakewell, Derbyshire, DE45 1FH

Saxton Mee

The Yeld

Offers In The Region Of

£495,000

An attractive three-bedroom detached property, occupying a peaceful and picturesque setting with superb views across the surrounding countryside. The property benefits from a timber garage, off-road parking and well-stocked, enclosed gardens, whilst being ideally positioned for the excellent range of shops, amenities and leisure facilities available in the historic market town of Bakewell. The property also falls within the catchment area for highly regarded primary and secondary schools.

Planning permission has been granted to extend and enlarge the property, offering further potential for those wishing to create additional accommodation. A meaningful start has already been made towards implementing the permission.

Retaining a number of traditional features, the accommodation includes a charming entrance hallway with built-in storage and a spacious, light and airy, triple-aspect open-plan living and dining room, featuring a bay window and attractive fireplace. The kitchen is fitted with a range of units and is complemented by an adjoining utility room, which provides access to the rear garden and garage.

To the first floor, the landing leads to two, dual aspect double bedrooms, one benefiting from an en-suite shower room, a family bathroom and separate WC. There is also a further single bedroom, currently offering potential for use as a study, with a front aspect and access onto the balcony.

Outside, the property enjoys an easily maintained front garden, whilst the enclosed rear garden is particularly appealing, with mature shrubs and trees and a seating terrace from which to enjoy the peaceful surroundings.

Offered for sale with no upward chain.

- Superb Views
- Garage & Off Road Parking
- Attractive Gardens
- Peaceful Setting
- Easy Reach Of Major Commercial Centres
- Planning Consent Granted: https://portal.peakdistrict.gov.uk/06050566
- Traditional Features
- No Upward Chain
- EPC: TBC
- Viewings: Bakewell Office



















Kelmscott



Ground Floor
Approximate Floor Area
676 sq.ft
(62.76 sq.m.)

First Floor
Approximate Floor Area
467 sq.ft
(43.41 sq.m.)

Approx. Gross Internal Floor Area 1143 sq.ft / 106.17 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.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

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