

est. 1840

EADON LOCKWOOD & RIDDLE
SALES • LETTINGS • SURVEYS



Applegate House, Church Lane, Bakewell, DE45 1DE

Applegate House, Church Lane, Bakewell, DE45 1DE

An exceptional four bedroomed Edwardian detached residence occupying an elevated position on Church Lane, Bakewell, with off road parking for one vehicle, stunning garden and magnificent uninterrupted views across the town to Manners Wood. This wonderful extended family home has well proportioned accommodation arranged over two floors and retains original period features alongside high quality fittings.

The front door opens to a reception hall with doors to all principle accommodation, cloakroom/WC and stair case rising to the first floor. To the right is a delightful double aspect dining room with solid wood flooring, natural stone fireplace and Clearview stove. At the heart of the property is a spacious living kitchen with versatile living area with superb natural light and exceptional views across the town of Bakewell to Manners Wood. The adjoining kitchen area features a gas fired four oven Aga and solid wood cabinet with Butler sink, set beneath a front facing window. A standalone Aga fridge/freezer is available by separate negotiation. Accessed from the living kitchen is a generous utility room with a range of Shaker style solid wood units with space and plumbing for washing machine and dishwasher. A Butler sink, side facing window and door to rear garden complete the room.

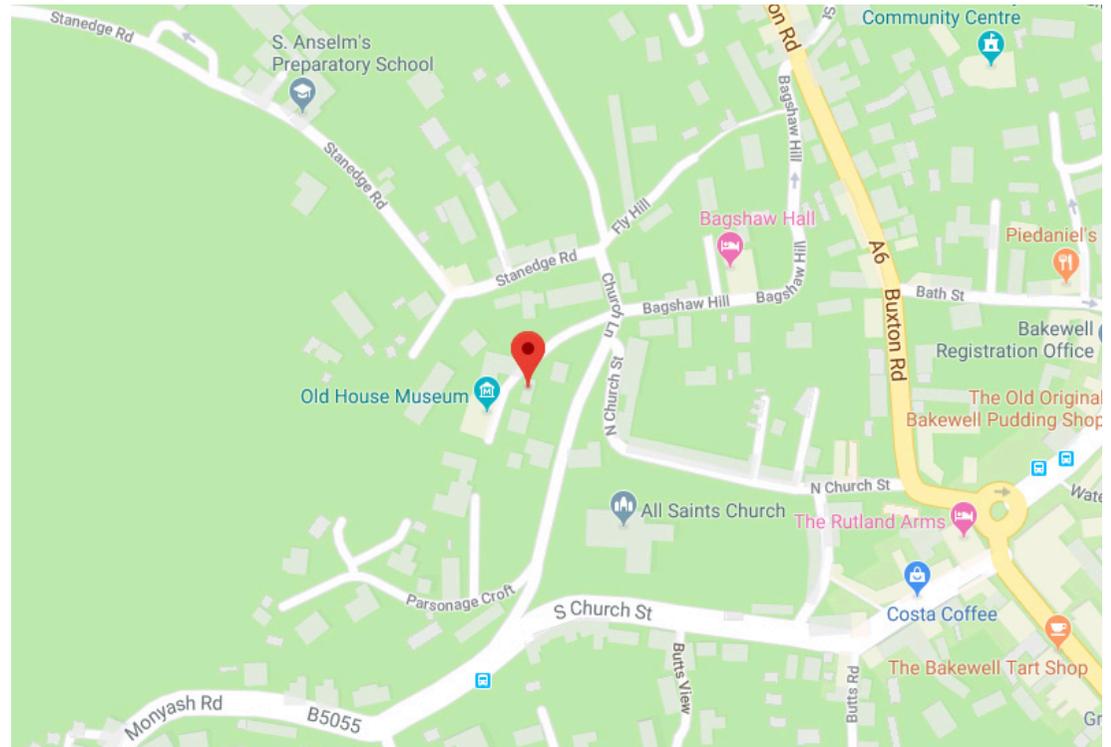
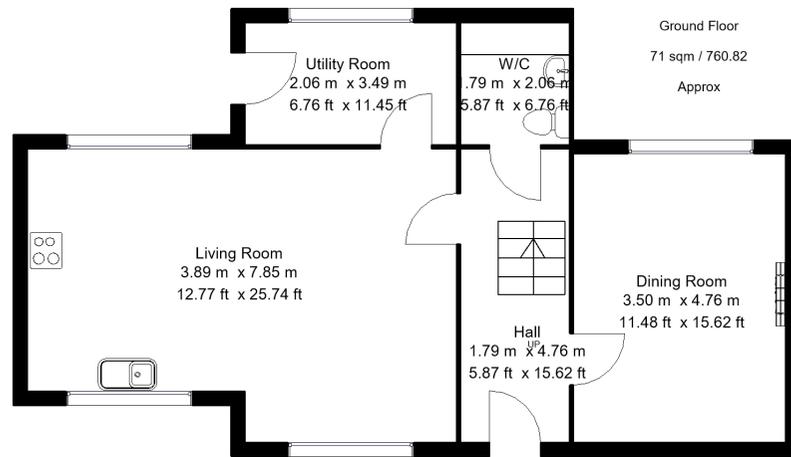
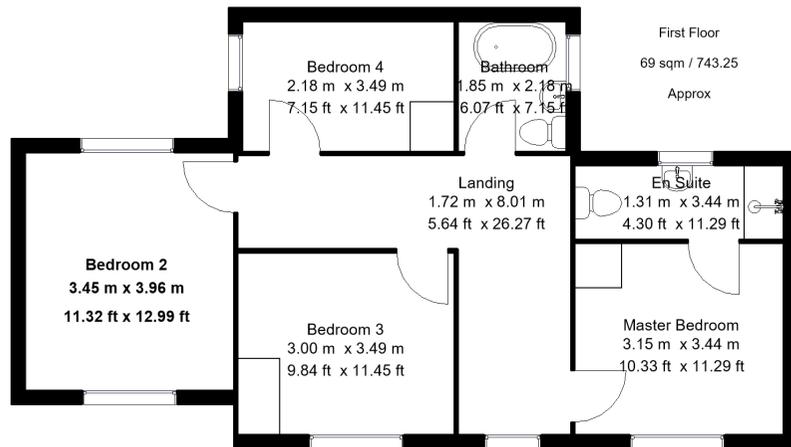
From the reception hall, stairs rise to the first floor landing with desk space and front facing window overlooking the town of Bakewell. The master bedroom features fitted wardrobes, solid wood flooring and adjoining ensuite shower room. Bedroom two is a double bedroom with high ceilings, double aspect and superb natural light. Bedroom three is a double bedroom with front facing aspect and solid wood flooring. Bedroom four is a generous single bedroom with fitted wardrobes, solid wood flooring and side facing aspect. A travertine tiled family bathroom completes the accommodation with WC, wall mounted stone wash basin, bath with shower over and chrome heated towel rail.

Outside, to the front of the property is a delightful walled garden with terraced areas, well stocked floral borders and shrubbery. From Church Lane, a cast iron pedestrian gate provides access to stone and block paved pathways that meander up through the garden to a patio terrace adjoining the front of the property, with panoramic views across the Bakewell. Beneath the patio terrace is a versatile lockable garden store. A circular decked terrace and slate gardens provide ideal seating areas to sit out during the summer months. To the rear of the property accessed from Cunningham Place is gated parking for one vehicle, a pedestrian gate and timber shed.



- Exceptional four bedroom Edwardian detached residence
- Magnificent panoramic views across Bakewell
- Gated off road parking for one vehicle
- Stunning living kitchen with Aga
- Reception hall with cloakroom/WC
- Dining room with natural stone fireplace and Clearview stove
- Well-equipped utility room
- Three double bedrooms, one generous single bedroom
- Luxury travertine tiled bathroom of electric under floor heating
- Sealed unit sash windows throughout, high ceilings and attractive features





Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.

Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk



EADON LOCKWOOD & RIDDLE
SALES • LETTINGS • SURVEYS

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.