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Vernon House, Bakewell Road, Rowsley, DE4 2EB



# Vernon House

Bakewell Road, Rowsley, DE4 2EB

An exceptional Grade II listed detached residence prominently positioned in the village of Rowsley. This attractive family home has three double bedrooms and well-proportioned accommodation arranged over three floors, boasting many character features including sash windows, shutters, beamed ceilings and fireplaces. Vernon House is a landmark building in the village and was successfully run as a bed and breakfast establishment for many years by the present owners. External areas include mature gardens, a detached garage/outbuilding and plentiful parking.

A heavy timber front door opens to the entrance hall providing access to the ground floor accommodation. To the left is a spacious double aspect sitting room with feature fireplace housing a Clearview log burning stove with solid oak wood mantel over. At the heart of the property is a spacious kitchen with a range of Shaker style units and solid wood worktops. The kitchen is well fitted and has integral oven with four burner gas hob, further oven space for microwave and fridge/freezer. A Franke sink and drainer is set beneath a rear facing window. From the kitchen a door provides access to an adjoining double aspect dining room with fireplace, pleasant views across the garden and space for a family sized table and chairs. Access off the entrance hall is a further front facing reception room with separate home office area and excellent storage. The inner hallway provides access to a downstairs wc, utility room, storage area/cellar head and a solid timber door to the rear garden.

From the inner hallway stairs rise to the first floor landing with doors to all rooms. The master bedroom suite enjoys a pleasant double aspect with a large bathroom and small lobby. To the front is double bedroom two with dressing area, adjoining wc and wash hand basin. Double bedroom three is also front facing and has a built in wardrobe and en suite shower room with white suite.

Accessed off the landing is a large walk in airing cupboard, a family bathroom with white suite and a separate wc. A further carpeted staircase leads to the large second floor attic space with solid wood flooring throughout. The versatile area was until recently, an artist's studio. There is extensive eaves storage, side facing windows and two rear facing roof lights.

Outside, to the rear of the property a double five bar gate providing access to a gravelled driveway leading to a stone built barn/garage outbuilding with double doors and further storage space. Beautiful mature gardens to the front and side of the property with deep floral borders, a shaped lawn and pedestrian gate leading to the front of the property complete the external areas.



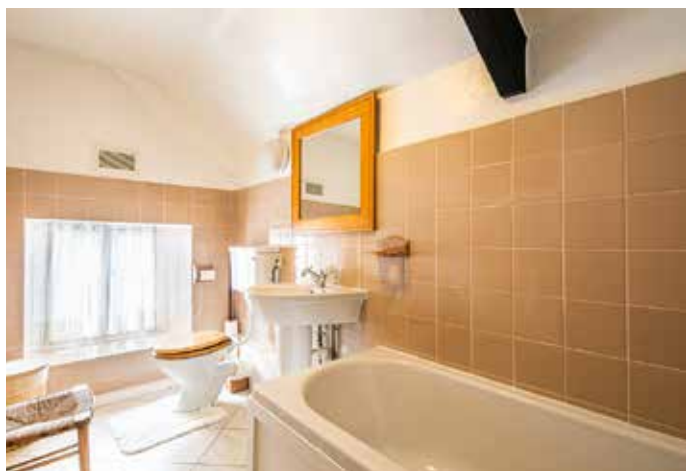








- A Grade II listed detached family home
- Previously a very successful B & B establishment
- Prominent position in the heart of the village of Rowsley
- Three double bedrooms (two with en-suite bath/shower facilities)
- Large versatile attic space
- Home office, utility room and family bathroom
- Well established gardens and large patio area
- Detached stone garage/outbuilding
- Well equipped kitchen and adjoining dining room
- Two further reception rooms, one with stunning fireplace housing Clearview log burner

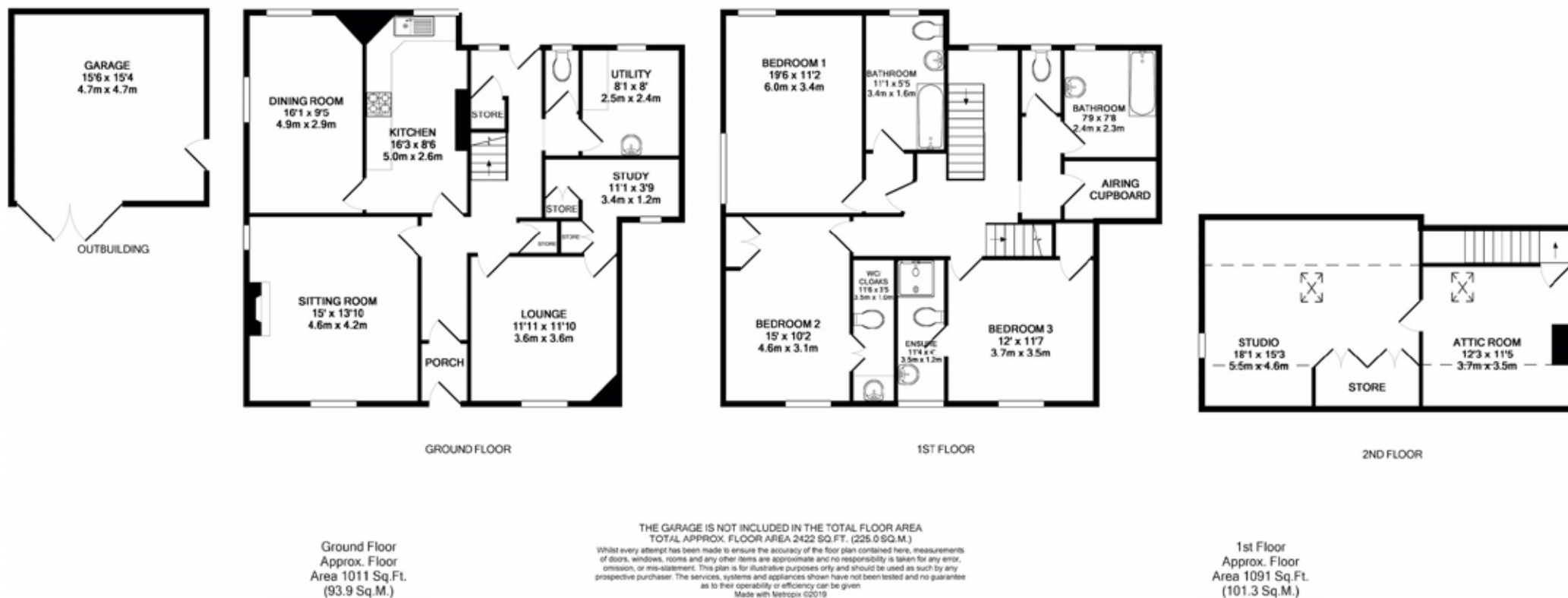












Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements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





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