



April Cottage, Butts Road, Great Longstone, Bakewell, Derbyshire, DE45 1UB

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Great Longstone, DE45 1UB

A pretty, double fronted detached property occupying an enviable position on the edge of the very desirable village of Great Longstone beneath the lofty range of hills called Longstone Edge. This charming property is situated on a generous plot with pleasing views from both the front and rear and has deceptively spacious accommodation laid out over 2 floors. Although requiring cosmetic improvements in certain places this property has huge potential to be developed into one lucky buyers dream home. Having been extended in previous years the property now has a versatile ground floor 4th bedroom/home office with ensuite facilities and there is plenty of space in the rear garden for additional extensions subject to planning permission. Great Longstone is one of The Peak Parks larger villages with a highly regarded primary school, local shop and a couple of thriving pubs and these amenities are supported by further, excellent facilities found in the nearby market town of Bakewell.

- Three/four bedrooms including one on the ground floor.
- Two bathrooms (one ensuite shower room) and a further ground floor W.C.
- Sitting room with a dual aspect including French windows to the rear garden.
- Large kitchen/diner with an Aga and pantry.
- Gorgeous garden to the rear with a lovely outlook.
- Off road parking.
- Potential for further development (subject to regs).
- Previously let at £1300 per calendar month.
- Will interest owner occupiers or the buy to let market.
- Excellent location, commutable to Sheffield, Bakewell, Chesterfield etc..







Total area: approx. 114.9 sq. metres (1237.2 sq. feet)



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