



**Stone Cottage Little Longstone Bakewell DE45 1NN**



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## **Stone Cottage Little Longstone Bakewell**

A charming three bedroom double fronted period cottage in the delightful hamlet of Little Longstone with lovely views of the surrounding countryside. The cottage has been sympathetically restored throughout, with a limestone barn conversion to the rear providing space for home working.



### Dining Kitchen

10' 6" x 15' 2" ( 3.20m x 4.62m )

A wooden door to the side opens into this charming kitchen. A further stable door gives access onto the front elevation and there are double glazed windows to the front and side. The kitchen features a comprehensive range of bespoke units with a Belfast style sink inset into the wooden work surface. Integrated appliances include Bosch refrigerator, dishwasher, electric oven and induction hob. The Rayburn solid fuel range is the focal point of the room. Ceiling beams are exposed and there is underfloor heating beneath the stone floor.

### Dining Room

10' 2" x 12' ( 3.10m x 3.66m )

With original stone flooring, feature stone fireplace, beamed ceiling, exposed stonework and built in cupboards under the stair case. There is a window to the front elevation and glazed door on the staircase allowing access to the rear yard. An oak staircase leads to the first floor with storage area beneath.

### Living Room

15' 1" x 12' 9" ( 4.60m x 3.89m )

With original stone floor, beamed ceiling and feature stone fireplace housing a multi fuel stove. A single glazed window and glazed stable door opens to the front elevation and there is a double glazed window to the rear. A door leads through to the utility room. There is a central heating radiator, original bread oven and built in cupboard and shelving.

### Utility Room

6' 4" x 6' 2" ( 1.93m x 1.88m )

Having a large Belfast style sink with hose mixer tap, generous work top area with space for a washing machine, fridge, freezer, dryer and a wall mounted central heating radiator. There is a slate floor which leads through into the rear entrance area having a door onto the rear garden. A door also opens into the cloakroom.

### Cloakroom

The cloakroom has a low flush WC, wash hand basin and heated towel rail. There is a double glazed opaque window to the rear and a store cupboard which houses the boiler.

### First Floor Landing

A oak staircase with rope handrail leads to the first floor landing. There is a double glazed window to the rear elevation, exposed stonework and wooden beams to the ceiling. An oak cupboard housing the thermal store.

### Master Bedroom

10' x 13' 8" ( 3.05m x 4.17m )

A well proportioned double bedroom with a double glazed sash style window having a deep sill/picture seat to the front elevation and a further double glazed window to the side elevation. The room has a vaulted beamed ceiling and built in wardrobes with two sets of solid oak doors which provide storage and there is a wall mounted period style column radiator.

### Bedroom Two

10' 3" x 9' 3" ( 3.12m x 2.82m )

A double bedroom with vaulted beamed ceiling and original stone fireplace. Double glazed sliding sash style window to the front elevation with deep sill/window seat and a period style central heating radiator.

### Bedroom Three

12' 9" x 8' 4" ( 3.89m x 2.54m )

Bedroom three is a double bedroom with beamed ceiling and double glazed sliding sash style window to the front elevation with deep sill/window seat. There is a column style central heating radiator and a feature stone fireplace.

### Family Bathroom

A contemporary white suite comprising of a free standing bath, separate tiled shower cubicle with antique shower fitment, hand wash basin and low level flush WC. There is wooden flooring and a double glazed opaque glass window to the rear elevation. The suite has a double glazed Velux window, wooden beamed ceiling and a central heating radiator.

### External Home Office

8' 5" x 6' 2" ( 2.57m x 1.88m )

A gravelled rear yard allows access to the home office with double glazed wooden French doors with full height side glazing opening into the rear yard. There is wooden flooring, a central heating radiator, shelving and wall mounted cupboard, telephone and Internet points.

### Studio

7' 7" x 13' 9" ( 2.31m x 4.19m )

A timber door also gives access to the studio. There are three double glazed skylights to the front and a built in seating area.

### Exterior

To the front there is a gravelled driveway with a pretty cottage style garden enclosed by drystone walling. A path leads to the rear which gives access to the office and studio. There is a raised flagged patio with steps leading up to a lawned area and a further flagged patio area which is perfect for alfresco dining. This beautifully presented garden has a range a mature plants and shrubs.



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## Stone Cottage Little Longstone Bakewell

- Three double bedroom double fronted period cottage
- Converted limestone barn currently used as a home office and studio
- Off road parking
- Delightful gardens to front and rear
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Tenure: Freehold EPC Rating: D

offers in excess of

**£600,000**



Please note the marker reflects the postcode not the actual property

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 bagshaws residential



**01629 814774**



[Bakewell@bagshawsresidential.co.uk](mailto:Bakewell@bagshawsresidential.co.uk)



Bridge Street, BAKEWELL, Derbyshire, DE45 1DS



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