

RUTLAND HOUSE

BAKEWELL, DERBYSHIRE



Caudwell
• & CO •

A fine Grade II listed Regency townhouse with a walled garden, tandem garage and off road parking in the heart of the market town of Bakewell.

Distances (approximate): Matlock- 8 miles; Chesterfield (mainline station to London St Pancras from 1 hr 50 mins)- 12miles; Buxton (Opera House)- 12 miles; M1 (junction 29)- 16 miles; Sheffield-16 miles; Manchester- 37 miles.

FOR SALE - FREEHOLD

Guide Price: On application





ACCOMMODATION

Entrance hall; drawing room; dining room; kitchen/breakfast room; study; master bedroom and bathroom; guest bedroom and bathroom; four further double bedrooms; large family bathroom; cellars/utility room.

AMENITIES

Mature gardens; off road parking for several vehicles; tandem garage with stable/store room off.



DESCRIPTION

A fine townhouse with bright and spacious rooms situated 'on the flat' in the heart of Bakewell which is home to the headquarters of the Peak District National Park. Rutland House has many fine features including working fireplaces, ceiling mouldings and picture rails. The house is approached through a wrought iron gate with steps up to the front door.

Ground floor: A part glazed front door opens into a wide entrance hall with stone floor. To the right is the drawing room, a lovely square room overlooking the street featuring a stone fireplace with working grate flanked by bookcases. The dining room is directly opposite and has a wood fireplace with working grate and high level display shelving. The inner hall has stairs to the first floor with a full-length window giving good light into the hall and landing, fitted bookcases and stairs down to the back door, adjacent to which is a cloakroom with W.C. The study has lovely views over the rear garden, fitted bookcases with cupboards below and a wooden fireplace. To the rear of the property is the kitchen/breakfast room which also overlooks the garden and has a good range of wall and base units with granite work tops incorporating a large Belfast sink, further original cupboards and red two oven gas fired AGA.

First floor: The landing leads to the large master bedroom with two windows overlooking the street, wood fireplace with working grate

and door to the en suite bathroom with full suite comprising bath, separate shower cubicle, high level W.C, hand basin and a window overlooking the garden. The principal guest bedroom is to the rear of the house and has views over the garden. It also features a wood fireplace and door to an en suite bathroom comprising bath with shower over, W.C, hand basin and a door into a walk-in airing cupboard. There is a further double bedroom overlooking the street with wood fireplace and pedestal hand basin.

Second floor: Stairs lead to the second floor landing with useful large cupboard. There is a double bedroom with walk-in cupboard and two further good sized double bedrooms. The large family bathroom has a full suite comprising bath, hand basin, W.C and walk in airing cupboard.

Cellars: Comprising three rooms, the first is a large utility room with plumbing for washer and dryer, stainless steel sink, original stone slating tray and door to the outside; the second is a large wine cellar with stone thralls and the third is a further cellar room.

Garaging: There is a tandem garage off which is a former stable and tack room which is useful storage and has further potential. There is off road parking for several cars.

Garden: The lovely walled garden is mainly laid to lawn with gravel pathway and well stocked herbaceous borders, there are two useful storage sheds and door out to Bath Gardens.

SITUATION

Rutland House is in the heart of Bakewell which is well served by good local amenities, the larger conurbations of Sheffield and Chesterfield with their more extensive shopping, recreational and transport facilities including trains to London from Chesterfield taking from 1 hour 50 minutes. The wonderful open spaces of the Peak District National Park surround the town and offer excellent

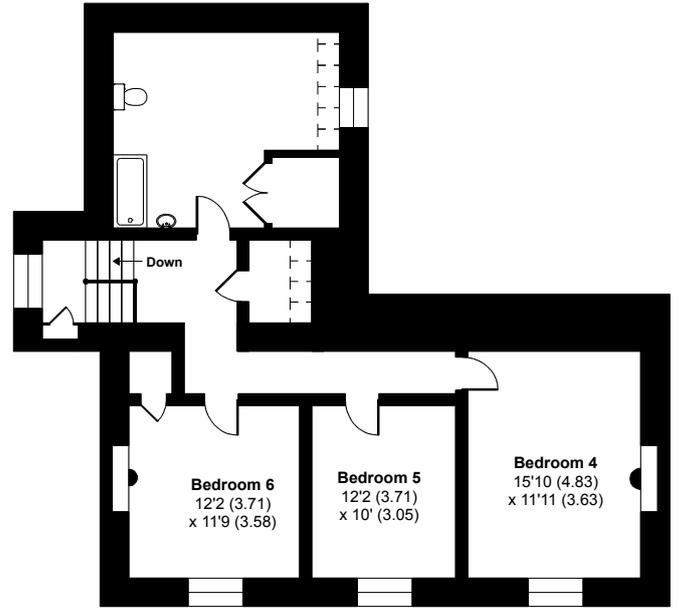
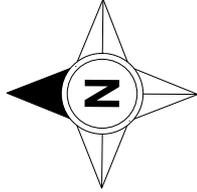
opportunities for walking, cycling, climbing at nearby Curbar and Froggatt Edges and fishing on the Rivers Wye and Derwent to name but a few. There are many fine cultural places of interest nearby including Chatsworth, Haddon Hall and the spa town of Buxton. There are good local schools including Lady Manners secondary school and S. Anselm's prep school and college.



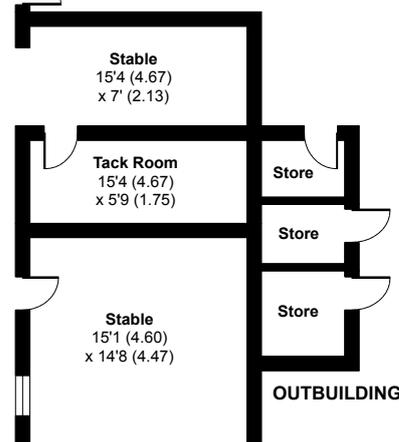


**APPROX. GROSS INTERNAL FLOOR AREA 4377 SQ FT 406.6 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING & CAR PORT)**

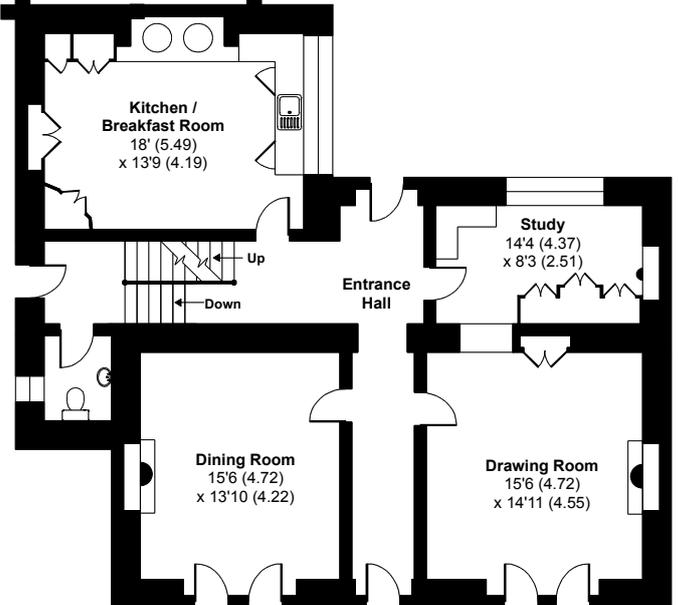
Denotes restricted head height



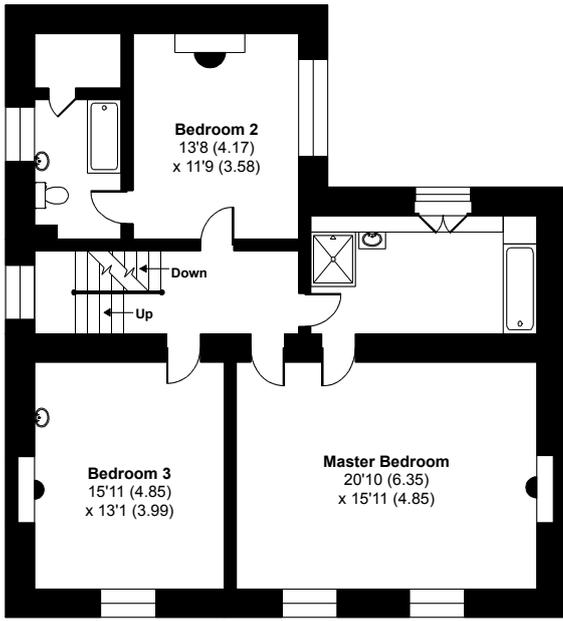
SECOND FLOOR



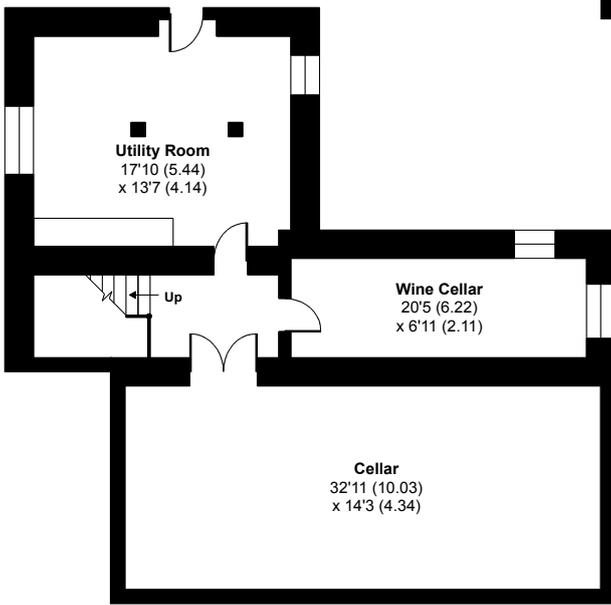
OUTBUILDING



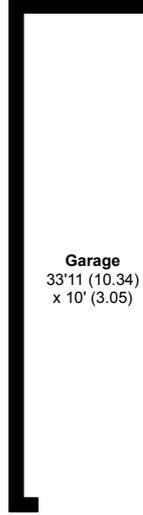
GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



Garage
33'11 (10.34)
x 10' (3.05)



SERVICES

Mains water, gas and electricity are all connected. Drainage is into the mains.

FIXTURES AND FITTINGS

Fitted carpets, standard fixtures and fittings are included in the sale. Any fixtures and fittings not mentioned in this brochure may be available by separate negotiation.

COUNCIL TAX: Band G

POSTCODE: DE45 1BZ

VIEWING

All viewing is to be strictly by appointment with Caudwell & Co on 01629 810 018.

DIRECTIONS

From our offices in Bakewell proceed for approximately 50 metres in the direction of Buxton and the house will be found on the right hand side.

IMPORTANT NOTICE

Caudwell & Co give notice that: These details have been prepared in good faith however they are not intended to constitute part of an offer of contract and should be used as a guide only. Any information contained herein whether in the text, plans or photographs should not be relied upon as being a statement or representation of fact. No person in Caudwell & Co has any authority to make or give representation or warranty on any property. Any measurement or distance referred to herein is approximate only.

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