



The Gate House

South Church Street, Bakewell, Derbyshire DE45 1FD

An elegant, three bedroomed, Georgian residence close to the centre of Bakewell in the heart of The Peak District National Park. This wonderful home is steeped in history with many distinguished features including a Georgian rear façade and an elegant Victorian extension. The property dates back to the 18th century but the site has marked the entry to the town possibly from Saxon times. In 1978 the front elevation was moved back and skilfully rebuilt retaining all the original character to allow for the widening of South Church Street. This beautifully proportioned home is set amidst private walled gardens with breath taking views across Bakewell towards Manners Wood and Beeley Moor. Located within walking distance of the town centre, close to local shops and amenities and within excellent school catchment.

A Georgian style front door with storm porch opens to a broad reception hall with side facing window and access to a cloak room wc. An inner hallway with extensive fitted storage provides access to all round floor accommodation. The delightful kitchen features a range of cream coloured units surmounted by granite worktops incorporating a butler sink and drainer, two burner Smeg hob and double oven. Solid oak flooring runs throughout the kitchen into the breakfast room and there is space for a stand alone fridge freezer. The centre piece of the kitchen is a cream coloured gas fired Aga and hotplate set within an original chimney breast. The adjoining breakfast kitchen has a delightful garden aspect with a original Georgian fireplace, seating area and ample space for a family table and chairs.

Accessed off the inner hallway is a utility room with further units surmounted by solid wood worktops incorporating stainless steel sink and drainer and space for a washing machine. The room features tiled flooring and a panelled door provides access to the side of the property. A door from the inner hallway leads to a



- An elegant Georgian residence with breath taking views of Bakewell
- Lovely kitchen with adjoining breakfast room and Aga
- Sitting room with French windows to open to garden
- Spacious family dining room
- Magnificent walled garden with kitchen garden, fruit orchard and lovely views
- Three generous double bedrooms include en-suite master bedroom
- Broad entrance hall with cloakroom/WC
- Utility room and stone vaulted cellar
- Family bathroom
- Original features and beautifully proportioned rooms

vaulted cellar, the oldest part of the property with original stone coal shelving.

From the inner hallway a door leads to spacious dining room with a pretty garden aspect, high ceilings and original panelling. Steps lead to a sitting room with French windows opening to the garden. The impressive room features extensive fitted book shelving, decorative corning and marble display mantle.

Stairs rise to the first floored galleried landing with high ceilings, fitted storage and a rear facing window which provides excellent natural light. The master bedroom is a generous double bedroom with original fireplace and two large Georgian style windows over looking the garden. Double doors lead to a spacious en-suite shower room featuring shower enclosure with chrome shower over, period style chrome heated towel rail and pedestal wash basin. This spacious room features an original fireplace and side facing secondary glazed sash window.

Bedroom two is a lovely room with full length fitted wardrobes and ornate panelled walls. This spacious double bedroom enjoys a lovely view across the garden towards Manners Wood. Bedroom three is a further spacious double bedroom with secondary glazed sash window, painted beam and fitted storage area.

Outside

To the side of the property are wrought gates which open to a stone courtyard. Enclosed by stone walling and established flower beds with climbing roses and clematis to the side elevation. A stone paved pathway edged by mature shrubbery leads to the rear garden.

Rear Gardens

To the rear of the property are stunning, meticulously planted, southerly facing garden with breath taking views across open countryside towards Manners Wood and Beeley Moor. From the rear of the property a paved stone patio leads out to a circular lawn bordered by gravelled pathways and well stocked landscaped flowerbeds. There is a delightful wildlife pond with water lilies and irises. The rear elevation has a climbing rose and grape vine.

Beyond the walled garden is a kitchen garden with orchard, large hexagonal raised beds and raised patio area. This charming part of the garden features a wisteria, climbing rose and clematis covered pergola leading under a stone arch to a laburnum arch walk. Further well stocked borders with specimen plants and mature yew trees border pathways leading to two timber storage sheds.

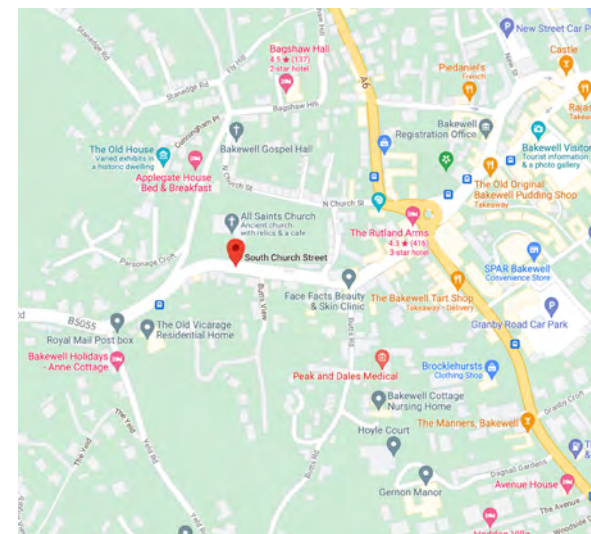
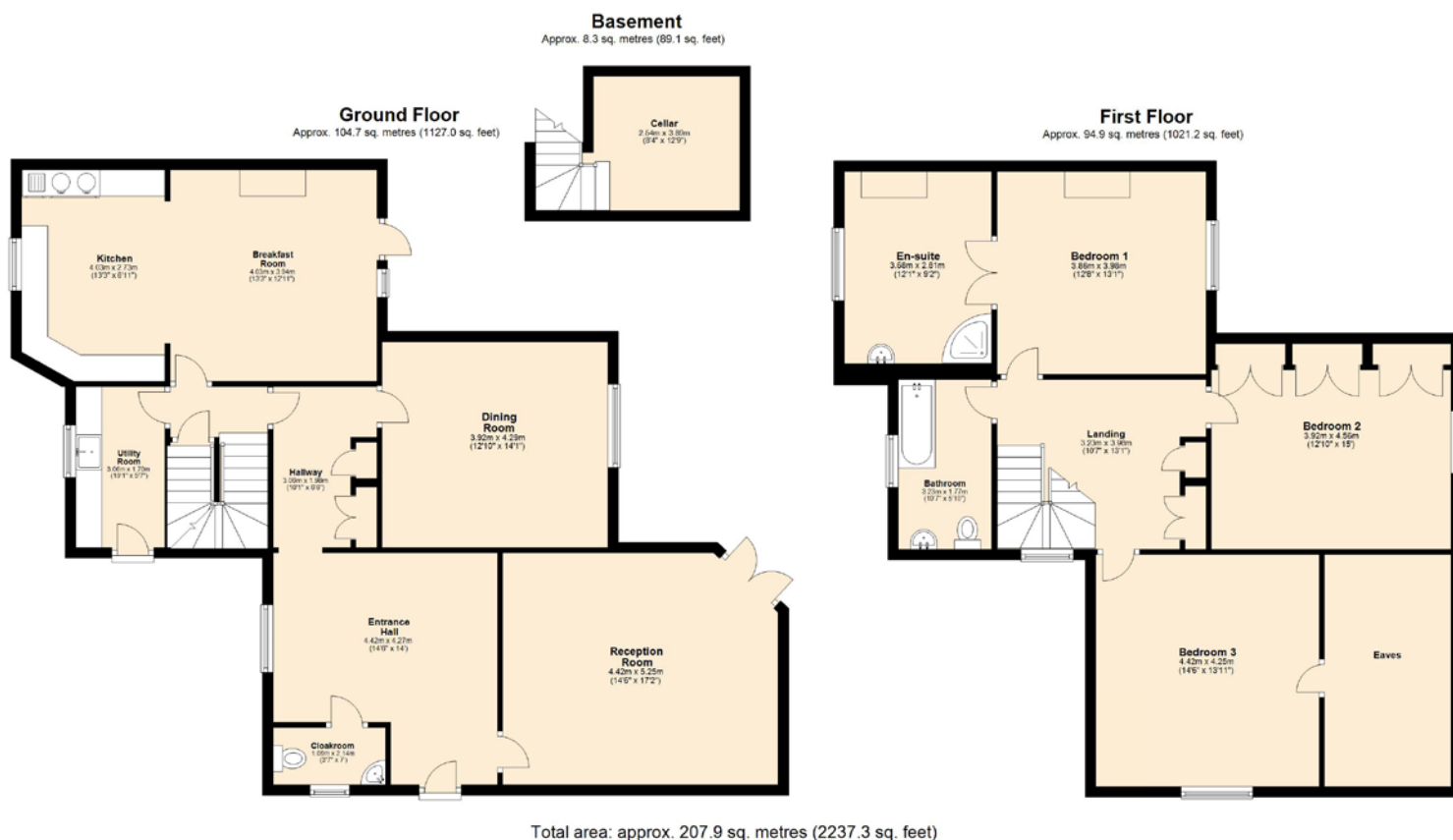












Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements 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

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