



An individual five bedroom detached family home

**Badger Heights, Station Road, Bakewell, Derbyshire**

Freehold

savills



Occupying an enviable position within the town  
Accommodation approaching 3,000 sq ft • Five  
bedrooms, four ensuite • Accommodation spread across  
four storeys • Set within an elevated plot approaching 1  
acre • Off-street parking and two double garages •  
Temperature controlled wine store • Enjoying stunning  
views across Derbyshire countryside

#### Location

Bakewell is an idyllic market town within the Peak District National Park sat alongside the banks of the River Wye, displaying an array of period, stone built properties, in addition to a vast range of local facilities and amenities. There is a wide choice of restaurants, bars, pubs and cafes within the market town, alongside express supermarkets, pharmacies, butchers and a Post Office to name just a few conveniences. Bakewell and the Peak District National Park itself is positioned centrally between Stoke on Trent, Derby, Sheffield and Manchester, making it an ideal location for buyers requiring ease of commuting across the country. There are four primary and one secondary school within Bakewell, with Ofsted 'outstanding' schools situated in nearby Baslow, Calvert and Stanton in Peak.

#### Description

Badgers Heights is an attractive, individual stone built property, set within a delightful plot approaching 1 acre, occupying an elevated position with unrivalled views across Bakewell and the Derbyshire countryside.

The property is arranged over four storeys, approaching 3,000 sq ft of living accommodation and benefits from a satisfying combination of characterful features alongside more contemporary fixtures and fittings.

Entry to the front aspect leads to a covered storm porch and into an entrance hall, featuring exposed stone walls,

engineered walnut flooring and internal access to the double garages. A small flight of open tread steps lead to a split level landing, off which there is a WC, a utility room fitted with base and wall units, a Belfast sink and allows space and plumbing for appliances. Also off the landing is a very generous dual aspect games room with oak flooring, partial floor to ceiling glazing, French doors out to the side aspect, fitted console units with shelving and storage and a focal point, stone built fireplace with a copper canopy and inset gas fire.

Stairs to the first floor open up directly in the dining room, boasting superb far-reaching views via the floor to ceiling glazing which in turn holds French doors out to a balcony. An internal hallway off the dining room provides access to the semi-open plan kitchen, enjoying a double fronted view to the front of the property and incorporates a range of base and wall units, hardwood work surfaces and a breakfast bar seating area. The kitchen is fitted with a Baumatic oven with a five burner gas hob and extractor above with space and plumbing for additional appliances such as fridge freezer and dishwasher also allowed for. The hallway, which itself holds two French doors out to the rear follows on from the kitchen to a versatile room to the front aspect which could be used as a double bedroom, study or additional reception room.







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To the end of the hallway is the spacious, dual aspect sitting room, displaying a full elevation of floor to ceiling glazing which hold double doors out to a second balcony area, in addition to original wood flooring, vaulted ceilings, a bar area and an exposed stone fireplace within inset log burner.

The majority of the bedroom accommodation is situated at second floor level and comprises four double bedrooms, three of which are ensuite. A principal bedroom occupies the east corner of the house, enjoying a double fronted view across the side garden, a dressing area with fitted wardrobes and an en-suite three piece shower room. Bedroom three enjoys a dual aspect with generous en-suite shower room off, sat adjacent to bedroom four which also holds an en-suite shower room. The fifth bedroom features floor to ceiling glazing and neighbours the fully tiled family bathroom suite, fitted with a free standing bath, pedestal wash hand basin, a low level WC, a separate shower cubicle and a chrome heated towel rail.

A split level staircase follows

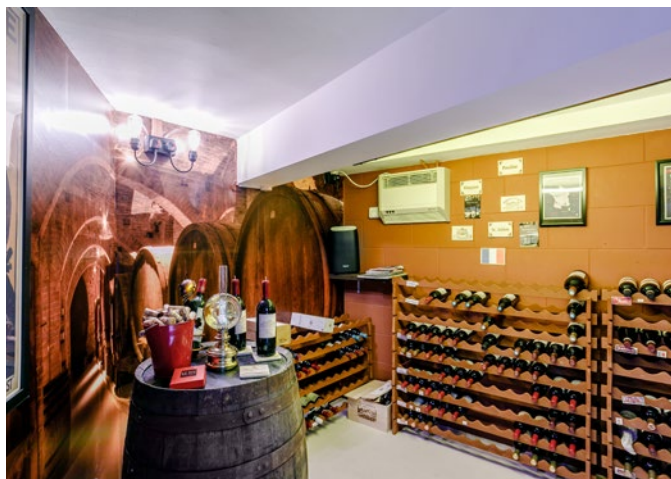
from the second floor to a half landing, off which there is a balcony seating area, displaying superb views over Bakewell. The third floor level comprises a generous double bedroom with oak flooring, Velux windows and access to the useful eaves storage. An en-suite shower room serves this bedroom at third floor level and also leads onto additional eaves storage.

#### Outside

The sweeping, block paved drive leads off Station Road and onto the off-street parking, in addition to the two double garages, both of which benefit from internal power and lighting, with the first garage being fitted with a remote controlled entry door. One of the garages could ideally suit use as a granny flat/annexe (subject to the necessary planning consents) if a prospective buyer requires secondary accommodation. A workshop area with access from both the front aspect, garage one and the rear benefits fitted storage cupboards, power, lighting and leads out to the wine room to the rear of the property which is thermostatically temperature controlled.

The gardens cloak all four elevations of Badgers Heights and amount to almost an acre in total. To the front of the property there is a two tiered lawn which leads around to a side patio off the games room with ornamental pond and onto a level, enclosed play area.

To the rear of the property there is a raised decking platform off the first floor hallway enjoying a south aspect with ample storage underneath, a stone build barbeque and electrically operated awning. Steps lead onto another lawned area which is bound by mature trees and shrubbery with a pathway winding up to a small wooded area and onto the hot tub platform.











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Badgers Heights, Bakewell

Main House gross internal area = 2,988 sq ft / 278 sq m

Garage gross internal area = 996 sq ft / 92 sq m

Balcony external area = 259 sq ft / 24 sq m

Total gross internal area = 3,984 sq ft / 370 sq m



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The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
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