



Ludworth Bungalow Bakewell



**Ludworth Bungalow
Wye Bank
Bakewell
Derbyshire DE45 1BH**



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A delightful opportunity to acquire a spacious three bedroom bungalow, in need of internal modernisation, together with a garage driveway and gardens. The property enjoys a spacious position boasting pleasant rural outlooks whilst offering the convenience of amenities close-by.

**For Sale by Public Auction at 3.00pm on Monday 17th
November 2025 at the Agricultural Business Centre,
Bakewell, Derbyshire, DE45 1AH**

Guide Price: £350,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





Ludworth Bungalow

Location:

Ludworth is set on the edge of the picturesque and sought-after rural market town of Bakewell (0.5 miles), in the heart of the Peak District National Park, with an array of amenities within close proximity including high street shops, a post office, public houses, primary and secondary schools, restaurants, and medical centres. Further nearby towns include; Matlock to the southeast (8.2 miles), Buxton to the west (12.6 miles), Chapel-en-le-Frith to the northwest (15 miles), and Chesterfield to the east (12.7 miles). The cities of Sheffield, Derby, and Manchester are all within a 35 mile radius, providing further shopping, dining, and transport connections. The local area boasts a wealth of walking routes, nature trails and scenic viewpoints, ideal for those who enjoy outdoor pursuits.

Description:

The sale of Ludworth presents a fantastic opportunity to internally modernise and renovate a spacious three bedroom bungalow, offering a generous plot complete with a garage and surrounding gardens.



The property occupies an accessible but private position, with scenic views to the rear across the River Wye, whilst boasting the convenience of town nearby and within close proximity to a broad range of amenities and road links.

Directions:

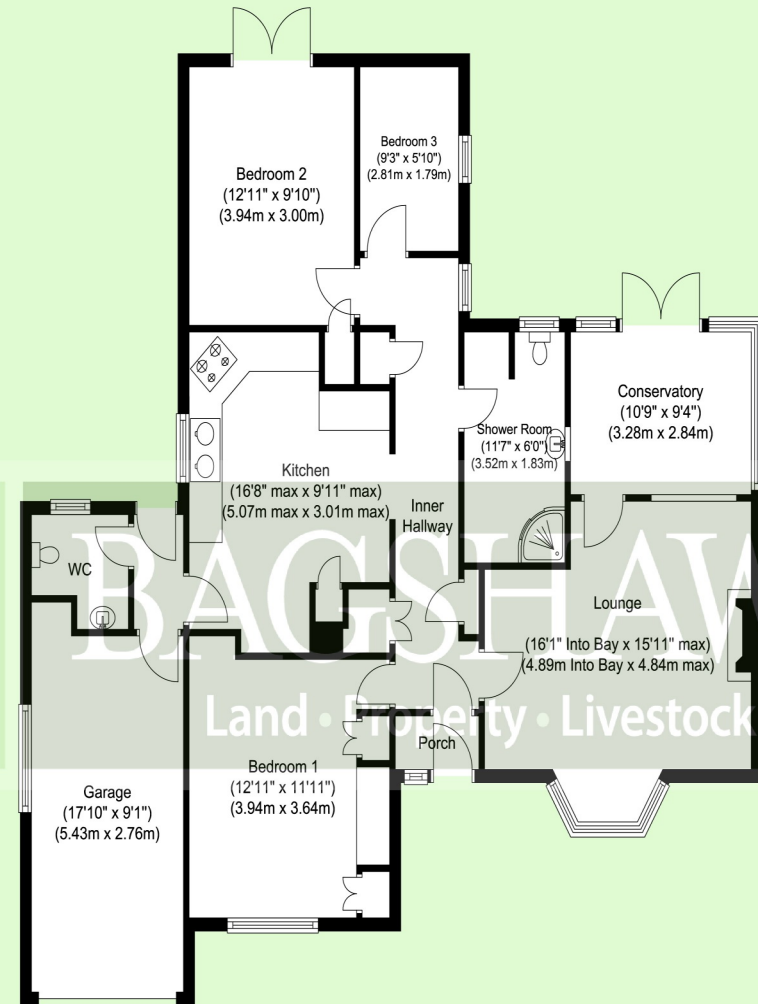
Head southeast out of Bakewell town centre along the A6 Haddon Road. Follow the A6 for approximately 0.5 miles, passing the park on the left hand side. Take the next left onto Wye bank and follow the road for approx, 150 yards where the property can be found on the right hand side indicated by our 'For Sale' board at the end of the driveway.

What3Words: //inflating. Palms.graced

Accommodation

Ludworth presents a traditional stone-built bungalow requiring internal modernisation and refurbishment, with spacious living accommodation spread across one floor and ample opportunity to adapt and alter to a purchaser's preference. The bungalow offers a 'blank canvas' with much potential, suiting those seeking a renovation project, in a pleasant rural position.

The front entrance leads into a welcoming hallway, with direct access into a unique Sun Lounge with large windows surrounding the room offering much natural light, overlooking the garden with a conservatory to the rear. The kitchen diner presents a range of fitted units and ample space to dine and entertain, flowing through to a further two bedrooms and shower room. A further bedroom locates to the front of the property together with a spacious garage and WC to the rear.



Ludworth, Wye Bank, Bakewell. DE45 1BH

Externally

Ludworth occupies a pleasant plot, offering privacy and rural views to the rear of the property, with much outside space to enjoy. Accessed via the front entrance, the driveway lays to the front of the bungalow offering parking for multiple vehicles. Gardens lie to the rear, with south-facing lawned areas and bounded by wooden garden fencing. The patio areas wrap around the foot of the bungalow with plentiful space to enjoy outdoor seating and dining.

A generously-sized stone-built garage with stone cladding, offers a flexible space whether that be as a workshop or general storage. The garage is considered to be in good condition and complement the bungalow well, offering useful spaces that can be easily adapted to suit a purchasers needs.



General Information

Services:

The property benefits from mains water, electricity, gas, and sewerage.

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

Fixtures and Fittings :

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars.

Council Tax Band: E

EPC Rating: D

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN

Vendor's Solicitors:

Taylor Emmet Solicitors, H1 and H2 Riverside Business Park, Buxton Road, Bakewell, DE45 1GS

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

Broadband Connectivity:

It is understood that the property does not have broadband service. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this location.

Method of Sale:

The property is For Sale by Public Auction at 3.00pm on Monday 17th November 2025 at the Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH.

Money Laundering Regulations 2017:

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.



Deposits & Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) for all lots sold up to a value of £99,999. For any lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. of VAT), payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

Conditions of Sale:

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.





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