



# 1 The Cottage Bakewell



**1 The Cottage, The Kennels  
Shutts Lane  
Bakewell  
DE45 1JA**



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An attractive, stone built three bedroom semi detached property, situated on the edge of the much sought after market Town of Bakewell, with front and rear gardens and far reaching views over adjoining countryside and the valley.

**For Sale By Private Treaty**

**Guide Price: £280,000**



Bakewell Office - 01629 812777



[bakewell@bagshaws.com](mailto:bakewell@bagshaws.com)

**Location:**

The property lies within the sought-after market town of Bakewell in the Peak District National Park. Bakewell has a range of amenities including high street shops, pubs, hotel, schools, a church, supermarkets and much more. The property is surrounded by footpaths and bridleways across the countryside and the nearby Monsal Trail, excellent for those who enjoy the outdoors. The property is accessible to the B5055 leading to the A6 which brings the large town of Chesterfield (13.5 miles) and the City of Sheffield (17 miles) within easy reach for commuting.





# Accommodation

The property is set across two floors, comprising briefly of to the ground floor, entrance hall, kitchen, sitting room, the first floor hosts three bedrooms and a family bathroom, making a flexible property with spacious accommodation which would suit a variety of purchasers.

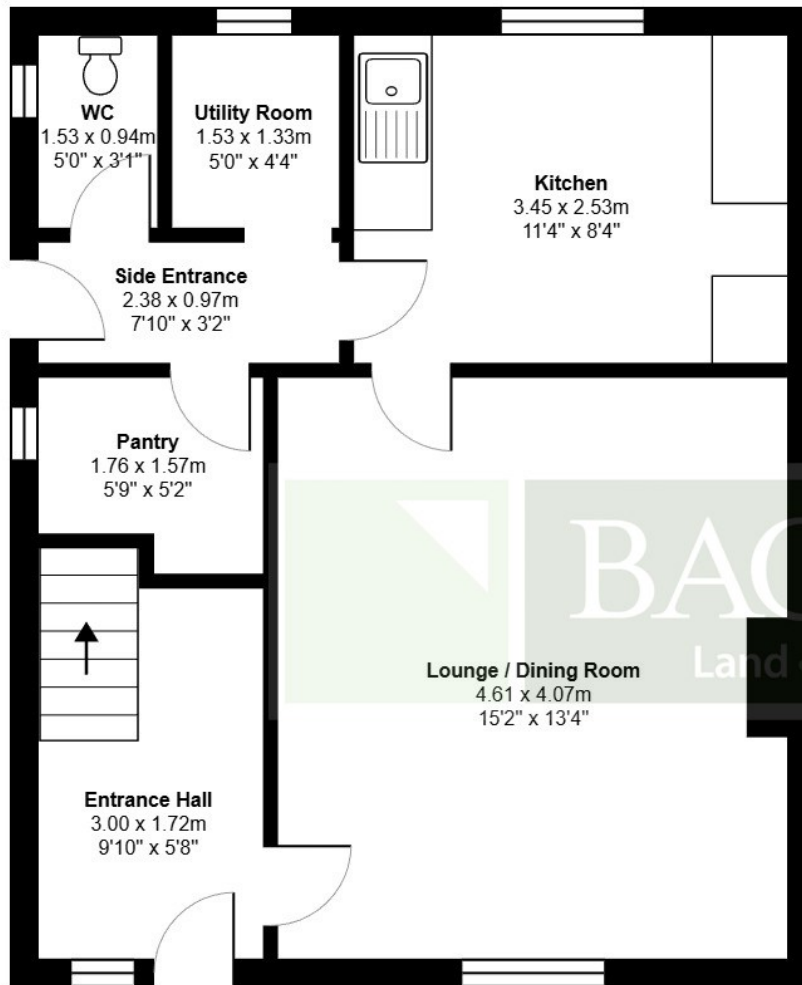
## Ground Floor:

The property benefits from a spacious kitchen, and sitting room with solid wood flooring and fireplace with double glazed windows overlooking the gardens a side entrance hall provides access to the downstairs w/c, utility room and pantry, an entrance hallway houses the stairs to the:

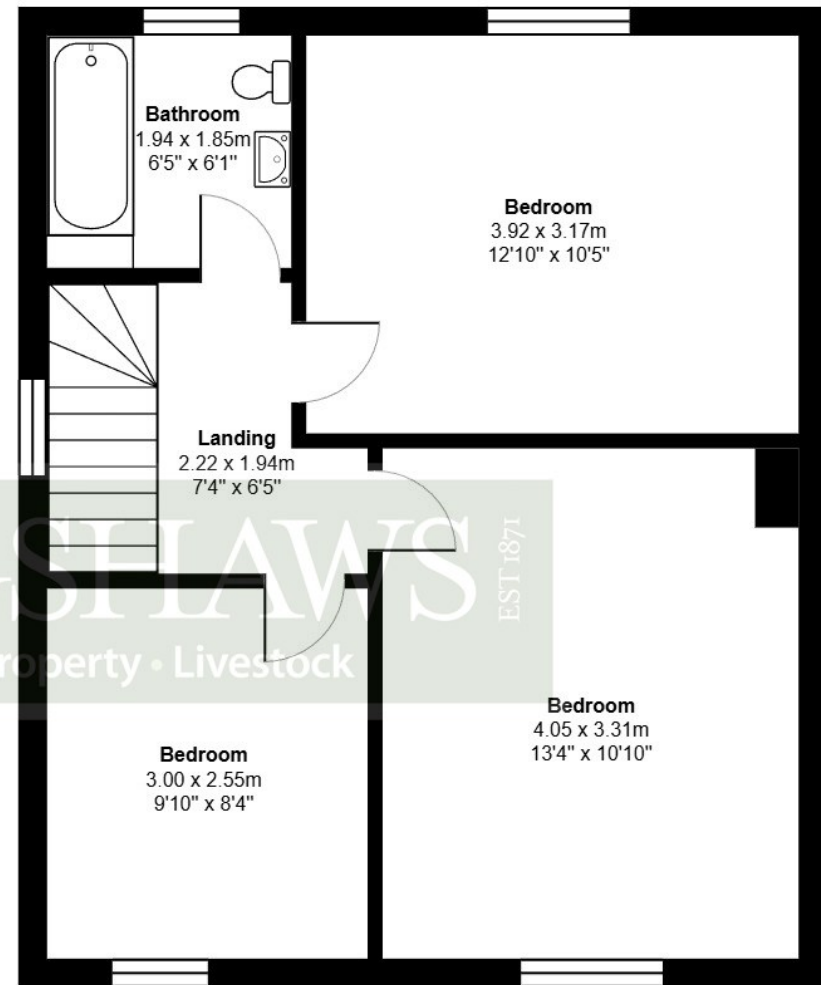
## First Floor:

Three double bedrooms, all providing far reaching views over the adjoining countryside and down over the Town of Bakewell, a three piece family bathroom also benefits the first floor.





**Ground Floor**



**First Floor**

All measurements are approximate and for display purposes only



# Externally

Front and rear gardens benefit the property, offering far reaching views, a mature hedge bounds the property.

The oil tank is hosted to the side of the property.







0m 5m 10m 15m

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# General Information

## Directions:

From the Rutland roundabout in the centre of Bakewell, take the exit onto South Church Street B5055 heading west. Continue up the hill past the left turnings for Butts Road, Butts View and Yeld Road and up to where the road levels out. At the first set of crossroads, turn left onto Shutts Lane and continue a short distance and the property will be on the right hand side indicated by our 'for sale' board.

## Services:

The property benefits from mains electricity, water, and drainage, with oil fired central heating.

## Tenure and Possession:

The land is sold freehold with vacant possession 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.

## Viewing:

Strictly by appointment through the Bakewell Office of Bagshaws as sole agents on 01629 812777 or email: [Bakewell@bagshaws.com](mailto:Bakewell@bagshaws.com).

## Sporting, Timber and Mineral rights:

Sporting, Timber and mineral rights are included as far as they exist.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

## Method of Sale:

The property is offered for sale by private treaty.

## Vendor's Solicitors:

Best Solicitors, Broughton House, 48 - 50, West St, Sheffield, S1 4EX

## Local Authority:

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

## Local Planning Authority:

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE

## Council Tax Band – D EPC Rating – E

## Broadband Connectivity:

It is understood that the property currently benefits from excellent broadband connectivity, as fibre-optic infrastructure is installed directly to the premises. However, please note that connection speeds may vary. For an estimated broadband coverage, prospective purchasers are advised to consult <https://www.ofcom.org.uk>.

## 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 specific location.

## Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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