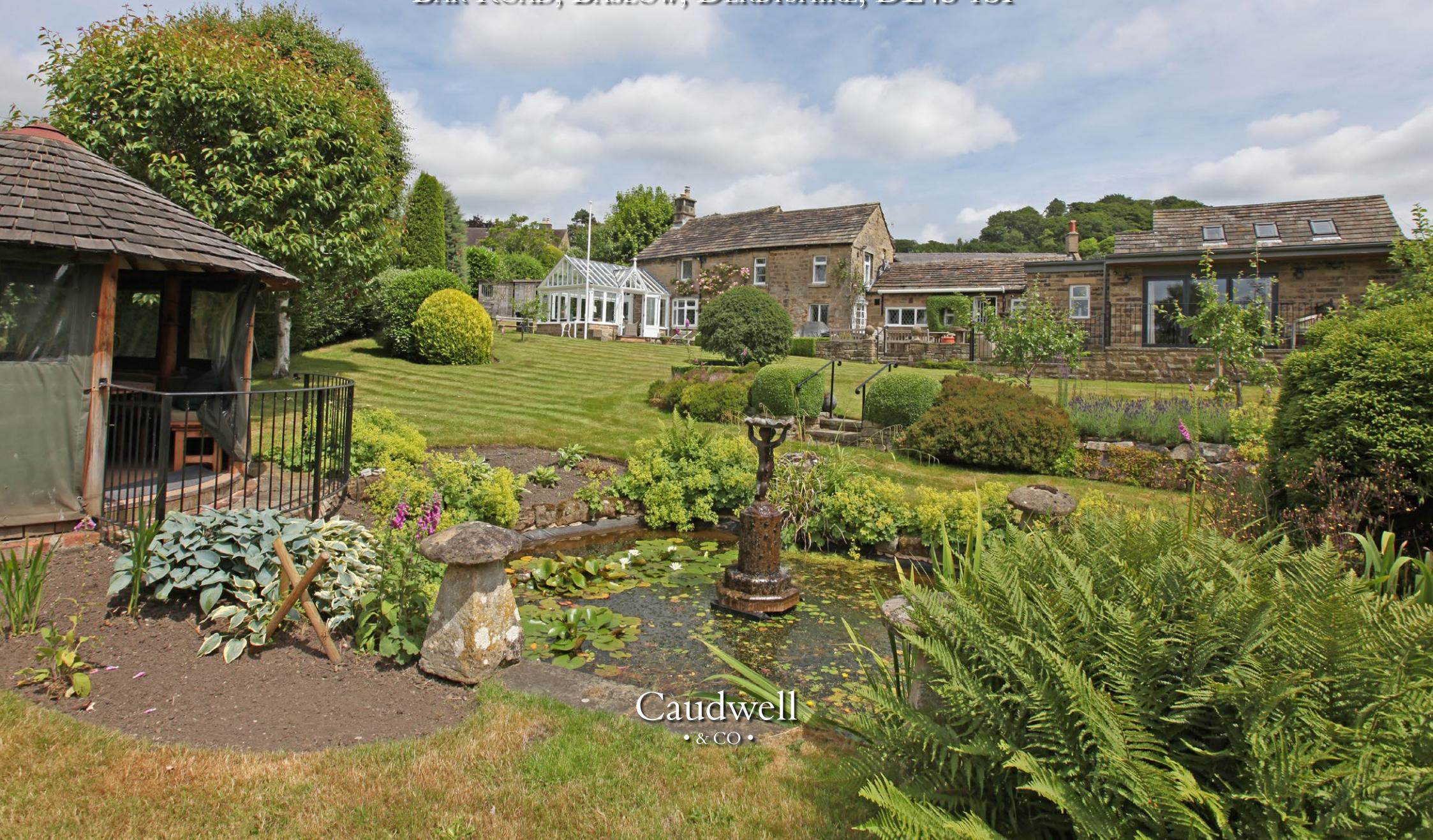


ORCHARD COTTAGE

BAR ROAD, BASLOW, DERBYSHIRE, DE45 1SF



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ORCHARD COTTAGE

BAR ROAD, BASLOW, DERBYSHIRE, DE45 1SF.

A wonderful stone-built cottage in a quiet location in the heart of this most popular of Peak District villages. The property has not been on the open market in 60 years and offers good family accommodation over two floors together with a very pretty, good sized south facing garden.

ACCOMMODATION

Main entrance and large rear hallways, drawing room, dining room, sitting room, kitchen/breakfast room, conservatory, master bedroom with dressing room and bathroom, guest bedroom and bathroom, two further single bedrooms and bathroom, further guest bedroom and shower room, cloakroom.

AMENITIES

Off road parking, double garage, large rear garden, terrace, pond, breeze house.

DISTANCES (approximate):

Bakewell - 4.5 miles; Chesterfield (mainline station to London St Pancras from 1 hr 50 mins) - 9 miles; Sheffield - 12 miles; M1 (junction 29) - 14 miles; Buxton (opera house) - 16 miles; Manchester (international airport) - 36 miles.

FOR SALE - FREEHOLD

GUIDE PRICE: £1,400,000 subject to contract

07766 565893

www.caudwellandco.com

Email: edward@caudwellandco.com

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DESCRIPTION

Orchard Cottage is a charming cottage basically presented in good order throughout but requiring some updating in certain areas. The property benefits from some fine period features including beamed ceilings and stone fireplaces.

The house is approached off Bar Road via a private gravel driveway serving four houses and to an area of off-road parking for several vehicles and a double garage.

Ground floor: The front door opens into a large entrance hall with beamed ceiling and two large storage cupboards. A door leads into the lovely square drawing room with an imposing stone fireplace incorporating a wood burning stove. A glazed door leads into a southwest facing conservatory with stone flooring and double doors onto the garden. The dining room is a well-proportioned room with beamed ceiling, stone fireplace, fitted glass fronted display cupboard, door to garden. The kitchen/breakfast room has a good range of fitted wall and base units and granite work surfaces incorporating twin sink with mixer taps. A range of appliances include built-in oven and four burner electric hob, inset Bosch dishwasher and washer/dryer, built in Neff microwave and integral fridge/freezer. A door from the kitchen leads to a hallway with built-in cupboard and back door. Adjacent to the kitchen is a dual aspect sitting room with fitted bookcases and a door to the garden. Large rear hallway with stone floor and study area to one end, cloakroom off with wc and hand basin, door into a large double garage with electric up and over doors, fitted Belfast sink and wall mounted, gas fired boiler. Large main bedroom suite with good sized double bedroom with bifold doors onto a stone terrace, ensuite wet room with shower unit and glass screen, wc and hand basin, adjacent is a dressing room with good, fitted cupboards.

First floor: Dual aspect double bedroom overlooking the garden with good fitted cupboards and ensuite bathroom with full suite comprising bath, separate shower cubicle, wc, bidet and hand basin set in vanity unit. Single bedroom with fitted cupboard and views over the garden. Further single bedroom with fitted cupboard and further cupboard housing hot water cylinder.





Family bathroom with suite comprising bath, hand basin, wc and heated towel rail. To the first floor above the main bedroom, accessed from stairs outside is a further double bedroom suite with bedroom and ensuite shower room.

Outside: To the front is the gravelled driveway bordered by a high hedge and with a side gate giving access to the rear garden. To the rear is a wonderfully private and good sized garden, mainly laid to lawn with various borders planted with mature shrubs and trees, it is bordered by a tall hedge thus making it very private. A feature is a large pond towards the bottom of the garden with a breeze house to one side. To the immediate rear of the house is a stone flagged terrace.

SITUATION

Orchard Cottage is situated in a peaceful location in the ever popular village of Baslow which has good local amenities including shops, public houses, restaurants, two wonderful hotels, Fischers and The Cavendish, as well as a church, village hall, sports field and good local community . The village sits on the edge of Chatsworth Park and is also at the heart of the Peak District National Park and therefore has good access to a wide array of outdoor pursuits including, walking, cycling, fishing on the Derwent and Wye, climbing at nearby Froggatt Edge and many other activities. There are many places of cultural interest nearby including Chatsworth House and Haddon Hall. The large conurbations of Chesterfield and Sheffield are within an easy drive with their more extensive facilities.

SERVICES

Mains water and electricity, gas fired central heating, mains drainage.

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 1SF

DIRECTIONS

On entering Baslow from Bakewell on the A619, bear left at the roundabout onto the A 623 and then immediately right onto School Lane, follow up and pass the Spa shop on the left, bear left into Bar Road, the shared gravel driveway will be found after a short distance on the left hand side.

IMPORTANT NOTICE

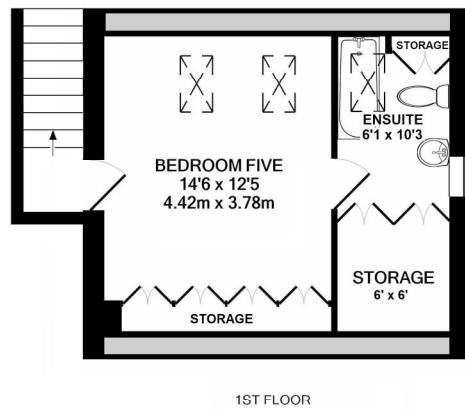
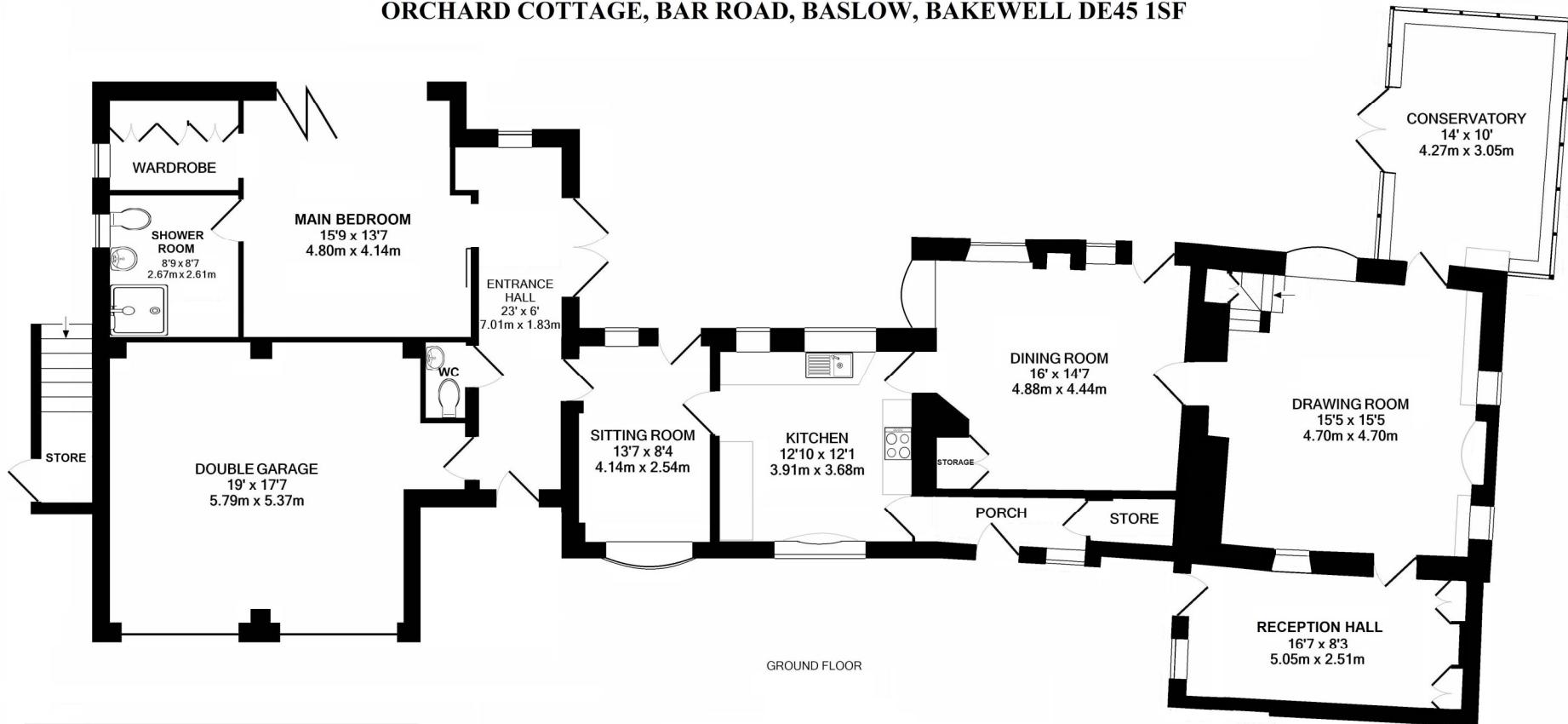
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VIEWING

All viewing is to be strictly by appointment with Edward Caudwell, Caudwell & Co on 07766 565 893 or edward@caudwellandco.com



ORCHARD COTTAGE, BAR ROAD, BASLOW, BAKEWELL DE45 1SF

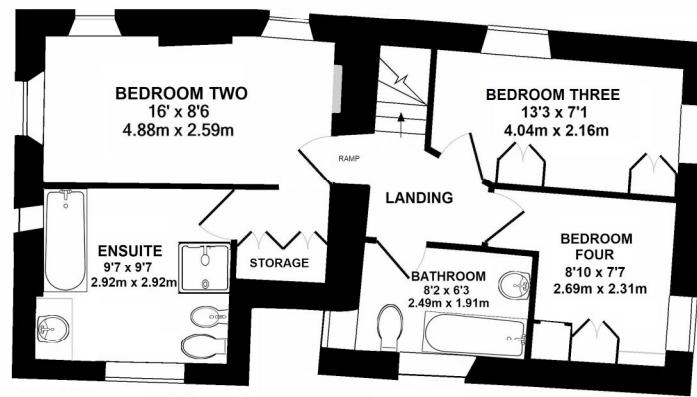


HOUSE - 232.34 SQ.M (2,501 SQ.FT)
 CONSERVATORY - 13.29 SQ.M (143 SQ.FT)
 GARAGE - 35.30 SQ.M (380 SQ.FT)
TOTAL - 280.93 SQ.M (3,024 SQ.FT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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