Three double bedroom detached family home
Lovely south facing plot
Potential to extend/redevelop (subject to planning)
Garage, implement store & former piggery

Offers In Region Of £450,000
Property Description

Enviably located on a generous south facing plot in the heart of Baslow, this three double bedroom detached family home offers superb potential to extend or develop further (subject to the permissions). Rose Hill Farm Cottage benefits from extensive driveway parking and outbuildings comprising a garage with implement store and a former piggery.

Three double bedroom detached family home * Lovely south facing plot * Potential to extend/redevelop (subject to permissions) * Garage, implement store and former piggery * Two bright reception rooms * Kitchen with walk in pantry * Downstairs wc/boot room * Charming driveway approach * Prime village location * Very rare opportunity * EPC rating E

Location

Rose Hill Farm Cottage is located up a shared driveway which runs parallel to School Lane, in the heart of the village of Baslow. The property is extremely conveniently placed for Baslow's comprehensive amenities including gastro pubs, restaurants (Fischer's with a Michelin star), boutique shops, cafés and convenience stores. The area is popular with the family market and is well served by excellent schooling, most notably, Baslow St Anne's Church of England School which leads onto Lady Manners. The property is ideally situated for...
stunning local walks including the Chatsworth Estate, Baslow Edge and the River Derwent. The market town of Bakewell is located within a short drive providing good shopping facilities and Chatsworth Farm Shop sells unrivalled local produce. The towns of Sheffield, Chesterfield and Derby all lie within commutable distance.

Description
A detached three double bedroom property occupying a large south facing plot offering the potential to extend or develop, subject to the necessary permissions. The property features extensive driveway parking, a detached garage with implement shed and further outbuilding (a former piggery). The property itself requires cosmetic updating throughout however it represents a rare opportunity in a prime village location. Briefly the property comprises of a dual aspect dining room, front facing lounge, kitchen and downstairs wc /boot room. On the first floor there are three double bedrooms, all having pleasant views, a family bathroom and separate wc. An internal viewing is highly recommended to appreciate the properties superb potential and prime village location.

ACCOMMODATION
A glazed rear door opens to the ENTRANCE HALL with staircase to the first floor, understairs storage cupboard and doors to all rooms.

LOUNGE front facing and enjoying a pleasant aspect over the garden to Baslow and adjoining countryside.

DINING ROOM generously proportioned with the same pleasant outlook over the front garden to Baslow and adjoining countryside. The focal point is provided by a gas living flame fire.

KITCHEN having a dual aspect with base and wall units incorporating a stainless steel sink and drainer. Space and plumbing for a washing machine, space for a fridge freezer and oven. There is a walk in shelved pantry.

REAR PORCH with further rear entrance door, storage cupboard and DOWNSTAIRS WC furnished with a low flush WC and wall mounted wash hand basin. There is space for cloaks storage and a rear facing obscure window.

From the entrance hall stairs rise to the FIRST FLOOR LANDING with side facing window, built in airing cupboard, storage cupboard, access point into the loft space and doors to all principle accommodation.

BEDROOM TWO is a front facing double with fitted wardrobe and a pleasant view over the rooftops of Baslow to surrounding countryside.

BEDROOM ONE is a generous dual aspect double bedroom with pleasant views over Baslow and surrounding countryside.

BEDROOM THREE is a further double bedroom with fitted wardrobe and wash hand basin.

FAMILY BATHROOM featuring a panelled bath with shower
attachment and a pedestal wash hand basin. There is a side facing obscure window.

SEPARATE WC with rear facing obscure window.

Outside
The property is approached through a five bar gate and the driveway continues to an extensive parking area at the side of the house. The frontage of the property is laid to lawn with central fruit tree and to the rear a patio and gravelled area with well stocked borders. The south facing orientation of the plot ensures sun virtually all day long. A pedestrian gate gives rear access to the property and a shed is included in the sale. The boundaries of the property are defined by hedging, fencing and stone walling. GARAGE & IMPLEMENT SHED with electricity. FORMER PIGGERY with electricity.

GENERAL INFORMATION
These particulars have been prepared by the agent, and subsequently approved by the seller. Please note no survey has been carried out and no appliances have been tested. It is recommended that any prospective buyer carries out their own checks prior to completion.

VIEWING
Strictly by appointment through ELR Bakewell office.

OFFER PROCEDURE
Should you wish to make an offer, please contact our ELR Bakewell Office. We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our financial services consultants will speak with you to "qualify" your offer.

FREE VALUATIONS AND MARKETING ADVICE
Thinking of selling? Ring ELR to arrange an appointment for one of our experienced valuers to advise on your sale.

RICS HOMEBUYER SURVEYS & OTHER VALUATIONS
Our RICS Qualified Chartered Surveyors have in-depth experience of reporting on all types of residential property throughout the region. Phone ELR for further information.