

EADON
LOCKWOOD
& RIDDLE
ESTD 1840



Normanhurst, Ashford Road, Bakewell, DE45 1GL

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A generously proportioned and immaculately presented six bedroomed end of terrace family home, standing in well stocked private gardens with stunning panoramic views to the rear. This distinguished Edwardian 'Cox-Wilson' built family home retains many original features alongside high quality modern fittings. With south facing rear gardens with detached garage, summerhouse, versatile outbuilding and extensive parking.

The accommodation comprises of entrance porch with original terrazzo flooring, understairs storage, panelling and stairs rising to the first floor. The well proportioned double aspect sitting room enjoys a pleasant front facing view of the garden and rear facing French doors open to a south facing patio. With original arches, coving to the ceiling and a delightful Ashford marble fireplace with contemporary wood burner. The front facing double aspect dining room has a pleasant view over the garden and features an original marble fireplace. The superb Hoxley designed breakfast Kitchen is fitted with a bespoke range of wall and base units with granite worktops. There is a fitted dishwasher and fridge, shelving and a one and a half bowl sink and drainer beneath the rear facing sash window overlooking the garden. Gas fired pewter AGA and original quarry tiles run throughout the room and there is a door to the rear garden. The utility / boot room has extensive shelving, space and plumbing for a washing machine and a freezer. This room also houses the combi boiler, pressurised water system and consumer unit.

The outstanding feature staircase with original solid mahogany balustrade leads to the first floor landing which has front facing original oriel window with delightful view over the front garden towards Longstone Edge. The family bathroom has a dual aspect



- Entrance hall with original terrazzo flooring
- Guest suite
- Utility room
- Stunning south facing panoramic views

- Handmade breakfast kitchen with Aga
- Further four double bedrooms
- Bright double aspect dining room

- Lovely master suite
- Bay windowed sitting room with French doors
- Beautiful well stocked gardens, garage and parking

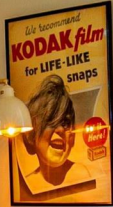


and comprises bath with chrome shower, high flush Victorian style WC, wall mounted limestone based sink and chrome heated towel rail. The double aspect master suite enjoys pleasant views, fitted solid oak wardrobe, and drawers fitted to the front facing bay window, delightful south facing rear aspect over the garden and adjoining rolling countryside. The fully tiled en-suite comprises double shower cubicle with chrome shower, pedestal wash hand basin, low flush WC and large chrome heated towel rail. The rear facing guest bedroom suite with stunning uninterrupted views and a fitted wardrobe. The generous en suite comprises shower cubicle with mosaic tiling and Mira Sport electric shower, low flush wc, pedestal wash hand basin. Bedroom three is a well-proportioned room with a pedestal wash hand basin and a spectacular view from the bay window overlooking the front garden. The bathroom is fully tiled and comprises low flush WC, panelled bath with Mira electric shower. Extensive fitted storage cupboards and rear facing eye level Velux window. Access to eaves storage.

Second floor landing with front facing windows, views of Longstone Edge and access to the loft space. Bedroom four is a well-proportioned double aspect bedroom with fitted wardrobes and a cast iron feature fireplace and delightful front and rear facing views. Bedroom five is a rear facing double with a delightful south facing views and feature cast iron fireplace. Bedroom six/study with a front facing dormer window with stunning views and a feature fireplace.

At the front of the property there is a well screened front garden featuring a delightful shaped lawn with pathways meandering to the front door and the rear of the property. There are well established borders with a variety of shrubs, flowers and specimen plant species. At the side of the property a sweeping limestone chipped driveway gives access to the rear of the property providing extensive parking and leading to a detached garage, shed and adjoining parking bay, Tandem double timber garage with power and light. Summer House to the rear. Immediately adjoining the rear of the house is an enclosed gravel terrace offering low maintenance this garden incorporates a flagged patio with rose trellis, well stocked borders and original stone plinth. The south facing orientation ensures sun virtually all day long. This original outhouse has interior walls removed and now offers a superb building for storage/workshop and excellent potential as holiday let when converted.

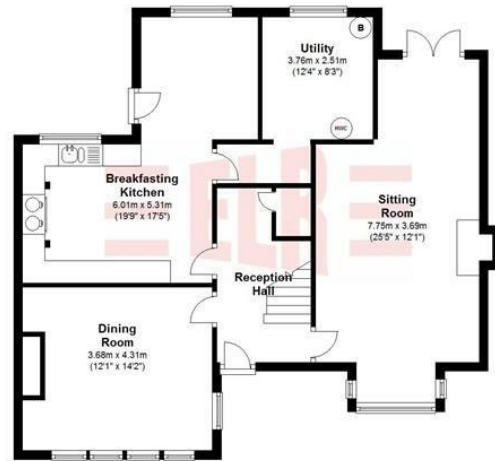






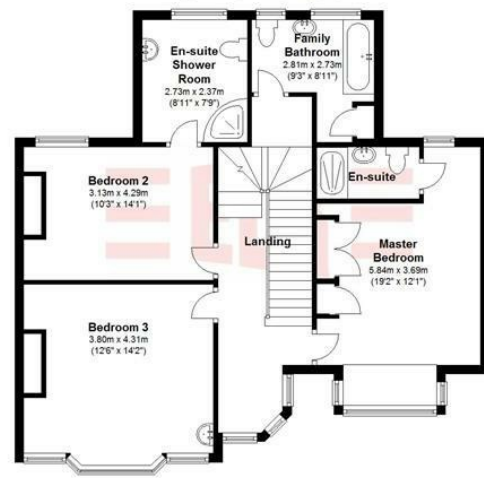
Ground Floor

Approx. 80.1 sq. metres (862.1 sq. feet)



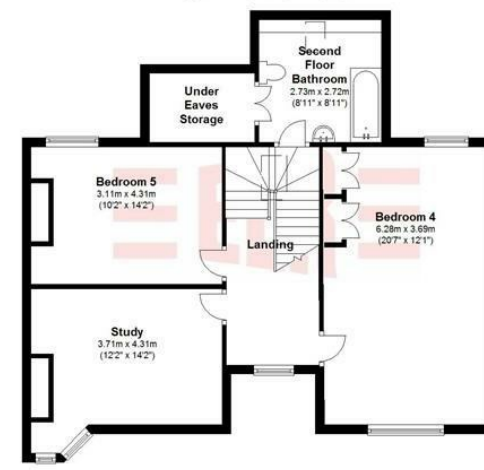
First Floor

Approx. 76.7 sq. metres (825.4 sq. feet)



Second Floor

Approx. 74.2 sq. metres (798.9 sq. feet)



Total area: approx. 231.0 sq. metres (2486.5 sq. feet)

Produced By UK Energy Assessors Ltd. Floorplans are for reference only, whilst every possible effort has been made in relation to the accuracy of the floorplan all measurements are approximate and at maximums into bays and wardrobes etc. Plan produced using PlanUp.

Normanhurst

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



Bakewell
 3 Royal Oak Place
 Matlock Street
 Bakewell DE45 1HD
 T: 01629 700699
 E: bakewell@elr.co.uk

Banner Cross
 888 Ecclesall Road
 Banner Cross
 Sheffield S11 8TP
 T: 01142 683388
 E: bannercross@elr.co.uk

Dore
 33 Townhead Road
 Sheffield
 S17 3GD
 T: 0114 2362420
 E: dore@elr.co.uk

Hathersage
 Main Road, Hathersage
 Hope Valley
 Derbyshire S32 1BB
 T: 01433 651888
 E: peakdistrict@elr.co.uk

Rotherham
 149 Bawtry Road
 Wickersley
 Rotherham S66 2BW
 T: 01709 917676
 E: wickersley@elr.co.uk

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