



Cherry Tree Cottage, Over Lane, Baslow, DE45 1SA



# Cherry Tree Cottage, Over Lane

Baslow, DE45 1SA

A charming three bedroomed detached family home beautifully positioned in the village of Baslow, benefitting from large integral garage, extensive off road parking and easily maintained gardens. Occupying an elevated position on Over Lane with far reaching south-westerly views, this lovely cottage has accommodation arranged over two floors. Cherry Tree Cottage is a short walk from excellent village amenities including primary school, pubs, eateries and enjoys wonderful views of Baslow Edge to the rear and distant views across the village and Chatsworth farmland to the front.

The front door opens to the entrance hall with snug area and cloakroom/WC. An opening leads to the kitchen which features a range of Shaker style units with granite worktops and solid wood worktops. The dual aspect kitchen enjoys front facing views towards Chatsworth farmland and a glazed door opens to the rear garden. The kitchen incorporates Butler sink and drainer, Neff oven, four burner hob with extractor hood over and dishwasher. Accessed off the kitchen is a fridge freezer and space for washing machine. At the heart of the property is a dual aspect dining room with fitted storage and French doors opening to the garden. An inner hallway with alternative front door opens to the garden and enjoys lovely views



- Three bedroomed detached family home in the village of Baslow
- Well equipped Shaker style kitchen
- Spacious family bathroom
- Tenure: Freehold. Council Tax Band: F

- Spectacular setting with far reaching views and south-westerly aspect
- Entrance hall with snug and cloakroom/WC
- Easily maintained gardens

- Large garage and extensive off road parking
- Three reception rooms, two with French doors to the garden
- Double glazing throughout





across the village. A further reception room features extensive fitted shelving, French door to the rear garden and feature wall with stone built fireplace. An opening leads to the large dual aspect sitting room with exceptional views across the village and a door to the garden.

Stairs rise to the first floor landing. Bedroom one is a dual aspect double bedroom with fitted wardrobes and vanity unit. Bedroom two is a further double bedroom with fitted wardrobes and front facing view across the village. Bedroom three is a generous single bedroom with fitted wardrobes and views across the village. The large family bathroom completes the accommodation and comprises low flush WC, pedestal wash basin, walk in shower enclosure, stand-alone roll top bath and chrome heated towel rail.

Outside, to the front of the property a block paved driveway provides access to a large integral garage with roller door. Across Over Lane is a further area of land with extensive gravelled parking for up to five vehicles. Surrounding the parking area is a landscaped garden with deep floral borders, shrubbery, small trees and boundaries defined by dry stone walling.

Fronting the cottage is a raised patio garden with stone flagged terrace and exceptional south-westerly views across Baslow and Chatsworth farmland. This wonderful position ensures sun virtually all day long.

To the rear of the property is a further garden with large stone flagged patio and gravel garden. The garden features a trellis with climbing Clematis and a small garden area laid to lawn with a variety of shrubs. From the garden there are lovely views across open countryside towards Baslow Edge.









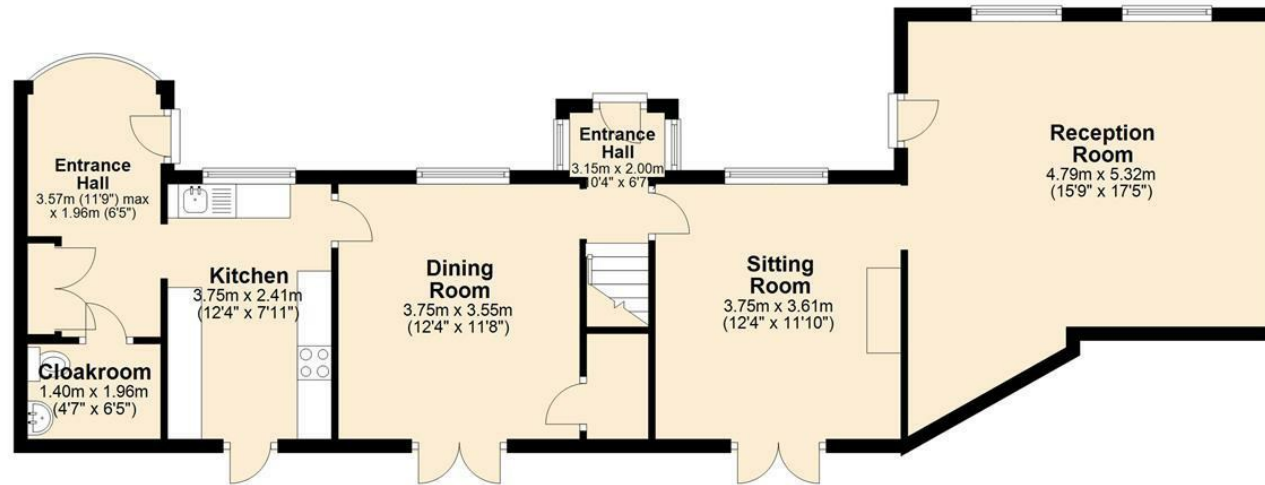






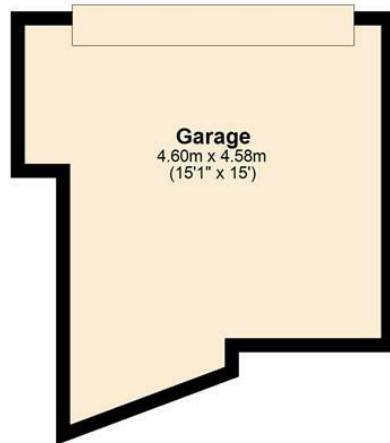
### Raised Ground Floor

Approx. 78.9 sq. metres (849.8 sq. feet)



### Ground Floor

Approx. 24.4 sq. metres (262.3 sq. feet)



### First Floor

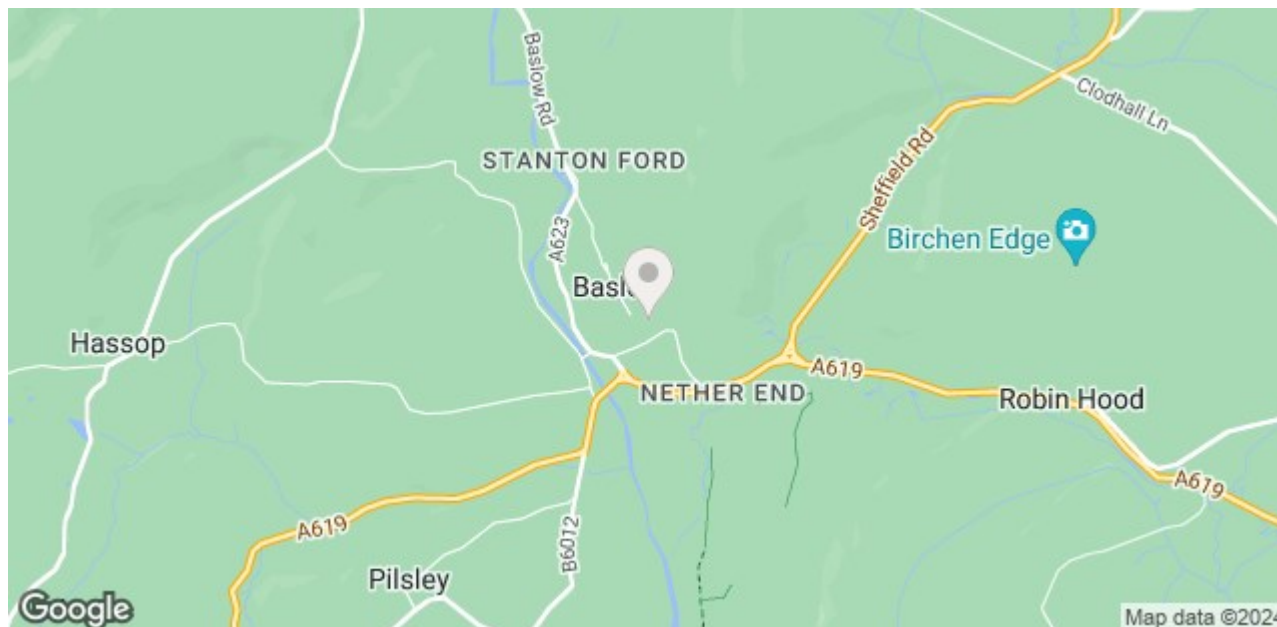
Approx. 50.4 sq. metres (542.7 sq. feet)



Total area: approx. 153.7 sq. metres (1654.8 sq. feet)

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.





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