



Tanyard Cottage, Calver Road

Baslow, DE45 1RR

An extended four bedroomed detached family home beautifully positioned in the village of Baslow benefitting from extensive off road parking, delightful garden and a tandem double garage. Occupying a quiet location off the Calver road and standing in around a 1/3 of an acre plot this lovely cottage has spacious family-friendly accommodation arranged over two floors.

The front door opens to a reception hall with cloakroom wc, tiled flooring and stairs which rise to the first floor. A glazed door opens to the main reception room with a lovely garden aspect. This spacious room features a large formal dining area and reception (Lounge) area with bay window and French windows opening to the garden. The focal point of the room is provided by a stone built fireplace with a Clear View multi-fuel stove. Accessed from the entrance hall is a large L-shaped dining kitchen. The kitchen features a range of shaker units with granite worktops incorporating an integrated fridge,



- A four bedroomed detached family home in the village of Baslow
- Extensive off road parking and a detached stone built garage
- Generous third of an acre plot with south facing gardens
- Spacious dining kitchen with Aga
- Utility room
- Sitting room with dining area and French windows to the garden
- Entrance hall with cloakroom
- Four generous bedrooms, one ensuite
- Level access to the village
- Double glazing throughout



dishwasher, butlers sink and a gas fired Aga. A utility room accessed from the kitchen features further unit storage with space for a washing machine, dryer and fridge freezer. A door from the dining kitchen leads to the rear garden.

From the entrance hall stairs rise to the first floor landing with access to all rooms. Bedroom one is a spacious double bedroom with a triple aspect and extensive fitted wardrobes. The adjoining ensuite is fully tiled with a low flush WC, counter top wash basin set within storage, a walk-in shower enclosure and a chrome heated towel rail. Three further double bedrooms are accessed from the landing all with pleasant garden views. A family bathroom features a suite consisting of a low flush wc, pedestal wash basin, bath with shower over and a heated towel rail.

Outside, the property benefits from extensive gravelled off road parking and access to a large detached stone built garage. The property stands in south facing gardens extending to around a third of an acre with a large lawn, patio area and floral borders. Mature trees and shrubbery provide screening from neighbouring properties and a greenhouse is included in the sale.

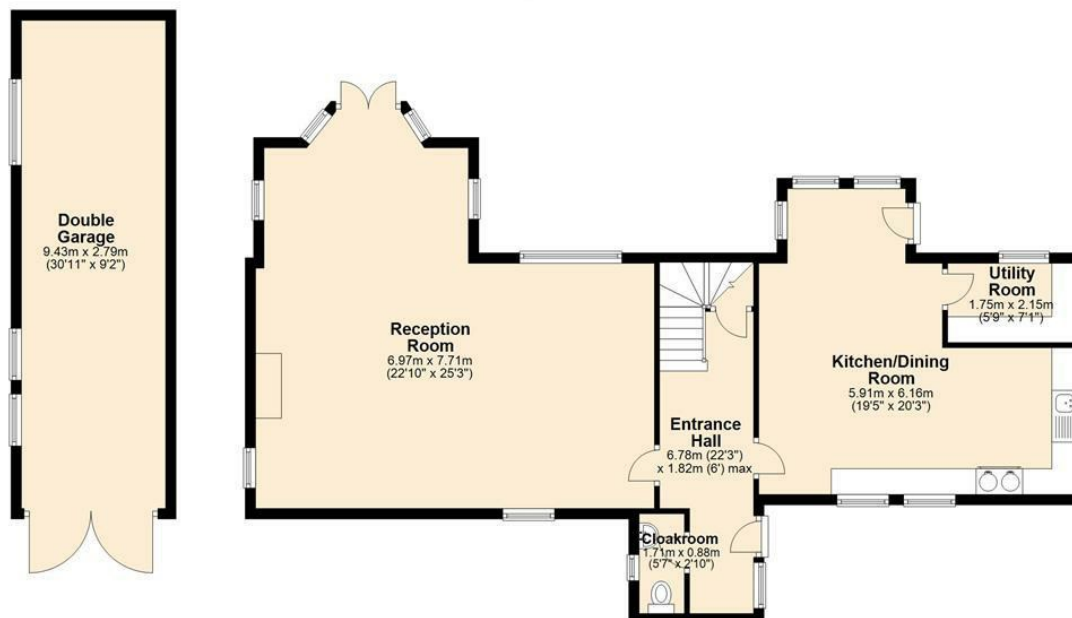
Services-Mains gas, mains electricity, mains drainage, tenure freehold.







Ground Floor
Approx. 117.7 sq. metres (1267.2 sq. feet)



First Floor
Approx. 84.4 sq. metres (908.5 sq. feet)



Total area: approx. 202.1 sq. metres (2175.7 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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