



Old Mill, Calver Road, Baslow, DE45 1RP

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Occupying a glorious setting backing onto the River Derwent with south westerly views, this stylish home has versatile accommodation arranged over two floors with a wealth of charming features alongside stylish fittings.

The front door opens to a broad reception hall with cloakroom /WC and access to a basement wine cellar. Steps lead down to an impressive reception room with high ceilings, a stone-built open fireplace and direct access to the garden and riverside terrace. Accessed from the reception room is a snug room with river views.

At the heart of the property is a formal dining room with front facing aspect and fitted cabinetry. An opening leads to a dining kitchen featuring a range of panelled units with worktops, incorporating stainless steel sink and drainer and a five burner range with extractor hood. The kitchen includes an integrated microwave/ steam oven and there is space for a dishwasher. Accessed from the kitchen is a utility room with further unit storage, sink and drainer, washing machine and dryer. There is additional space for a standalone fridge/freezer, wine cooler and freezer. A door provides access to a boot room with double doors opening to the driveway.

Stairs rise to the first-floor galleried landing with linen cupboard and window light providing excellent natural light. A spacious master suite enjoys a spectacular view across the River Derwent towards Chatsworth farmland. This wonderful room features a balcony, an exposed A frame truss, extensive fitted wardrobes and en-suite bathroom. The en-suite consists of bath, low flush WC, double washbasin, walk-in shower enclosure and a heated towel rail.

Accessed from the galleried landing is a home office/bedroom with front facing aspect and river views. A further hallway leads to two further bedrooms and a family bathroom. Bedroom two lies at the end of the hallway and is an ideal guest bedroom with dual aspect and high ceilings. Bedroom three is a further double bedroom with similar view. The family bathroom features a suite of bath with shower over, low flush W/C and pedestal washbasin.

Outside

Solid wood gates open to a gravelled driveway with parking up to four vehicles.

To the side and rear of the property is a spectacular riverside decked terrace with seating areas, patios and covered dining/ entertaining areas. Exposed former Mill machinery adds to the charm and there are stunning views across the Weir, to Baslow Bridge and across the Derwent to Chatsworth Farmland.

Its south-west facing orientation provides sun virtually all day long and includes a river island within the Derwent. The garden features a summerhouse and woodstore included in the sale.

- A three/four bedroomed converted Mill in the village of Baslow
- Stunning reception room with open fire and adjoining snug
- Well-equipped dining kitchen
- Master bedroom with ensuite bathroom and dressing area
- Formal dining room
- Family bathroom







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