



Sullane, Eaton Hill, Baslow

Bakewell, Derbyshire, DE45 1SB

A substantial four bedroomed detached family home beautifully located in the heart of Baslow, benefitting from attractive gardens, in-out driveway and integral double garage.

Nestled in a spectacular setting framed by mature trees and accessed via a private gated entrance, Sullane provides spacious accommodation across two floors. Built in 1963 and in need of refurbishment, this home offers a unique opportunity to create a bespoke family residence. Located in the heart of Baslow, the village boasts an excellent primary school and falls within the catchment area of the highly regarded Lady Manners School. Sullane combines period charm with modern potential and is offered with no onward chain

The front door opens an entrance porch with sliding doors, which in turn lead to a hallway with a cloak room WC, access to ground floor accommodation and stairs to the first floor. The main living room has a living flame gas fireplace and enjoys a triple aspect with views across the gardens. Double doors open to a conservatory and an arched hallway leads to a dining room, also with access to the conservatory. French windows from the conservatory open to the rear garden.

Accessed from the entrance hall is a snug room with bay window overlooking the front garden.



- Spacious four double bedroomed detached home in the village of Baslow
- Living room, dining room and conservatory
- Family bathroom
- Walking distance to Chatsworth Park

- In-out driveway, integral double garage and further off road parking
- En-suite master bedroom with versatile dressing room/study
- Snug room
- Kitchen with adjoining utility area
- Lovely gardens to front and rear
- Superb location in the heart of the village



The kitchen lies at the back of the property and enjoys a pleasant garden aspect and view to local woodland. The kitchen has a breakfast bar and features a range of solid wood units with extensive worktop space, incorporating four burner hob, double oven, fridge freezer and space for washing machine and dishwasher.

Access from the kitchen is a utility area with sliding door to the integral double garage and door to the garden.

Stairs rise to the first-floor landing with access to all rooms. The master bedroom has a rear aspect with woodland view, fitted wardrobes and en-suite shower room. Accessed from the master bedroom is a home office/dressing room. Three further double bedrooms have fitted wardrobes and views across Baslow and local countryside. One of the double bedrooms has a balcony which overlooks the rear garden. A family bathroom completes the accommodation and features a low flush WC, bath and pedestal wash basin.

Outside

Approached via a historic stone-pillared entrance, originally the main gate to the old Baslow Hydro Hotel, the property features an in-out driveway with generous parking and access to an integral double garage with an electric up-and-over door.

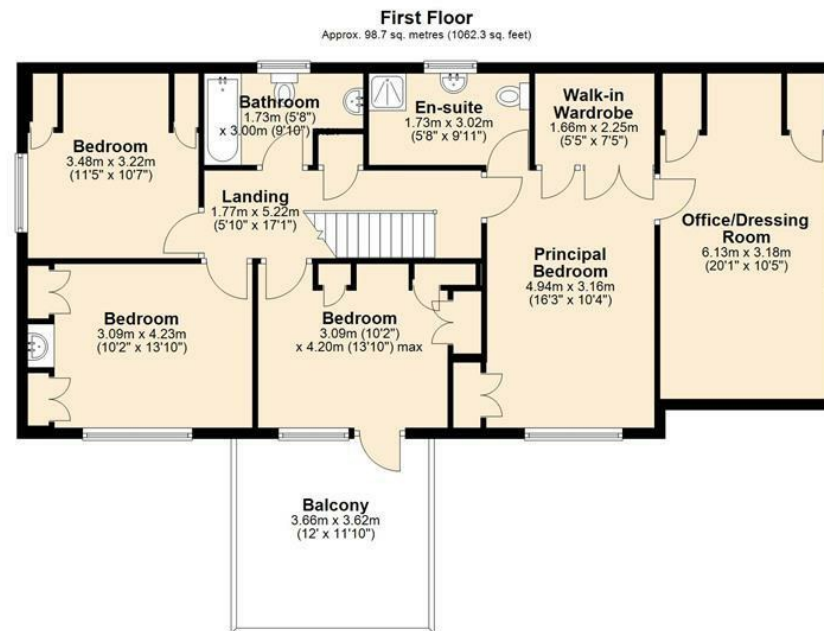
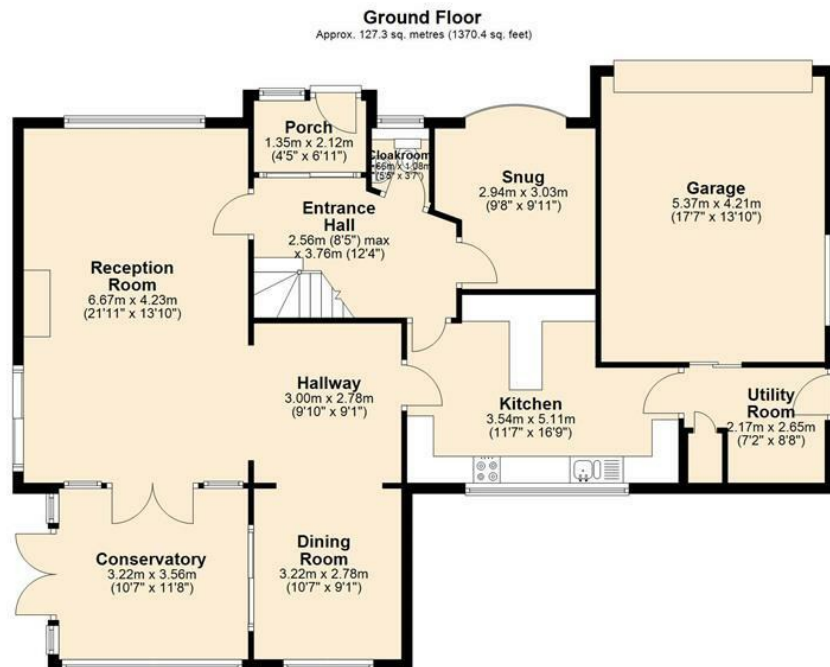
The front garden is beautifully framed by matures trees and is laid to lawn with deep floral borders. There is access at both sides of the property to a rear garden which is also laid to lawn with two patio areas and a decked area. The gardens extend to over a third of an acre and two timber sheds are included in the sale.

Mains services, Freehold, Band G Council tax
Derbyshire Dales, New boiler fitted 2024









Total area: approx. 226.0 sq. metres (2432.7 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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