



Staplefield, Ashford Road, Bakewell, Derbyshire, DE45 1GL

# Staplefield, Ashford Road

Bakewell, Derbyshire, DE45 1GL

Standing in well stocked private gardens to both the front and rear with stunning panoramic views over rolling countryside, this distinguished, Edwardian family home has charming architectural features combined with well-proportioned accommodation over three floors and will be sure to impress.

This well-regarded run of villas, which is set back from the main road is situated between the village of Ashford in the Water and the historic market town of Bakewell where you can find excellent amenities. The renowned Lady Manners school is also found close by and with six



- Welcoming reception hall with oak flooring
- Hand built kitchen with granite work surfaces opening to the separate breakfast room
- Gas central heating and secondary double glazing to the front façade

- Sitting room with bay window and original Ashford marble fireplace
- Six good double bedrooms, many with original and attractive cast iron fireplaces
- Beautiful gardens including a Chelsea style courtyard and a well stocked mature garden

- Dining room with a lovely dressed stone fireplace
- Three bath/shower rooms including an en-suite to the rear bedroom
- Excellent off road parking to the front and rear



double bedrooms this property will surely appeal to the family market who will appreciate the excellent proportions and space to spread out.

The property boasts a lovely finish throughout and has retained much of its original charm and character with decorative fireplaces in most of the bedrooms alongside a striking Ashford marble fireplace in the sitting room. A recent cellar conversion has provided a spacious and well-appointed utility room in addition to a cloakroom, both at ground level.

Off road parking for two cars at the front of the property with additional parking to the rear where you also find the garage. The garage is a versatile space with recently installed French doors overlooking the garden and adjoining countryside.



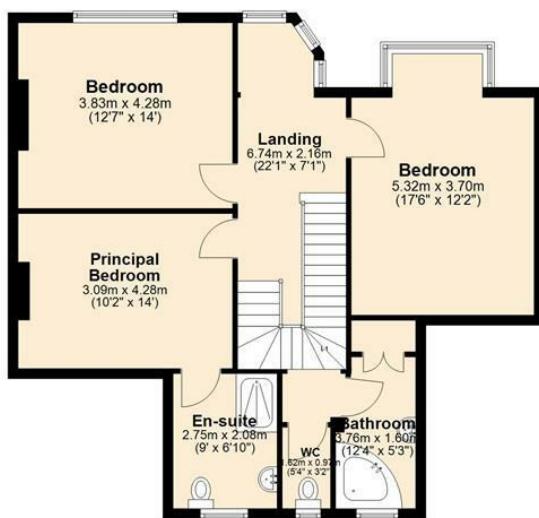




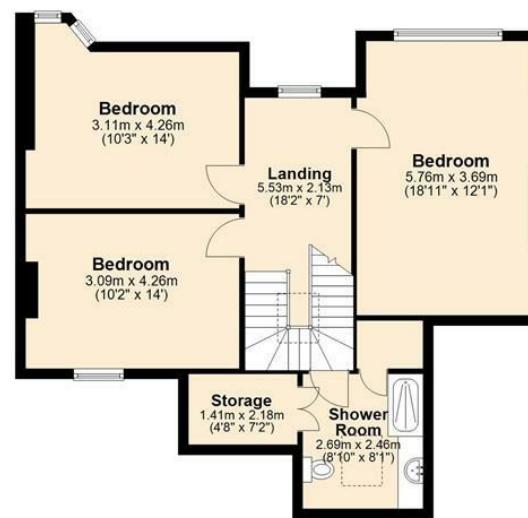
**Ground Floor**  
Approx. 91.6 sq. metres (985.9 sq. feet)



**First Floor**  
Approx. 76.5 sq. metres (823.6 sq. feet)



**Second Floor**  
Approx. 71.5 sq. metres (769.6 sq. feet)



Total area: approx. 239.6 sq. metres (2579.1 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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