



1 Brookside Cottage, Nether End, Baslow DE45 1SR



Lettings

# 1 Brookside Cottage

## Nether End

Per Calendar Month

# £1,400 Per Calendar

A charming and spacious three bedroom period stone cottage, immaculately presented throughout, retaining original period features alongside high quality fittings. Occupying an idyllic riverside setting close to Chatsworth House, adjoining Bar Brook in the heart of Baslow village in the Peak District National Park. Close to many excellent country inns, cafés and restaurants and bordered by stunning Derbyshire countryside offering many local walks and cycle trails as well as being within easy commutable distance of major commercial centres.

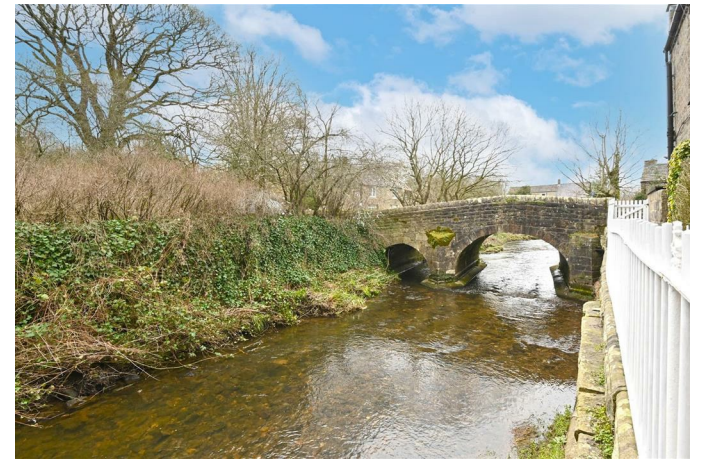
The beautifully presented accommodation includes sitting room with a gritstone fireplace, a large dining kitchen with a gritstone fireplace, a range cooker and integrated appliances. Separate downstairs toilet with room for a washing machine. First floor: a double bedroom with decorative cast iron fireplace and a bathroom with a separate shower. Second floor: two double bedrooms with exposed roof trusses. Exterior: at the rear of the kitchen is an enclosed area for bin storage.

UNFURNISHED 6 - 12 MONTH TENANCY. Restrictions: No smokers or pets. Energy Efficiency Rating D. Council Tax Band D

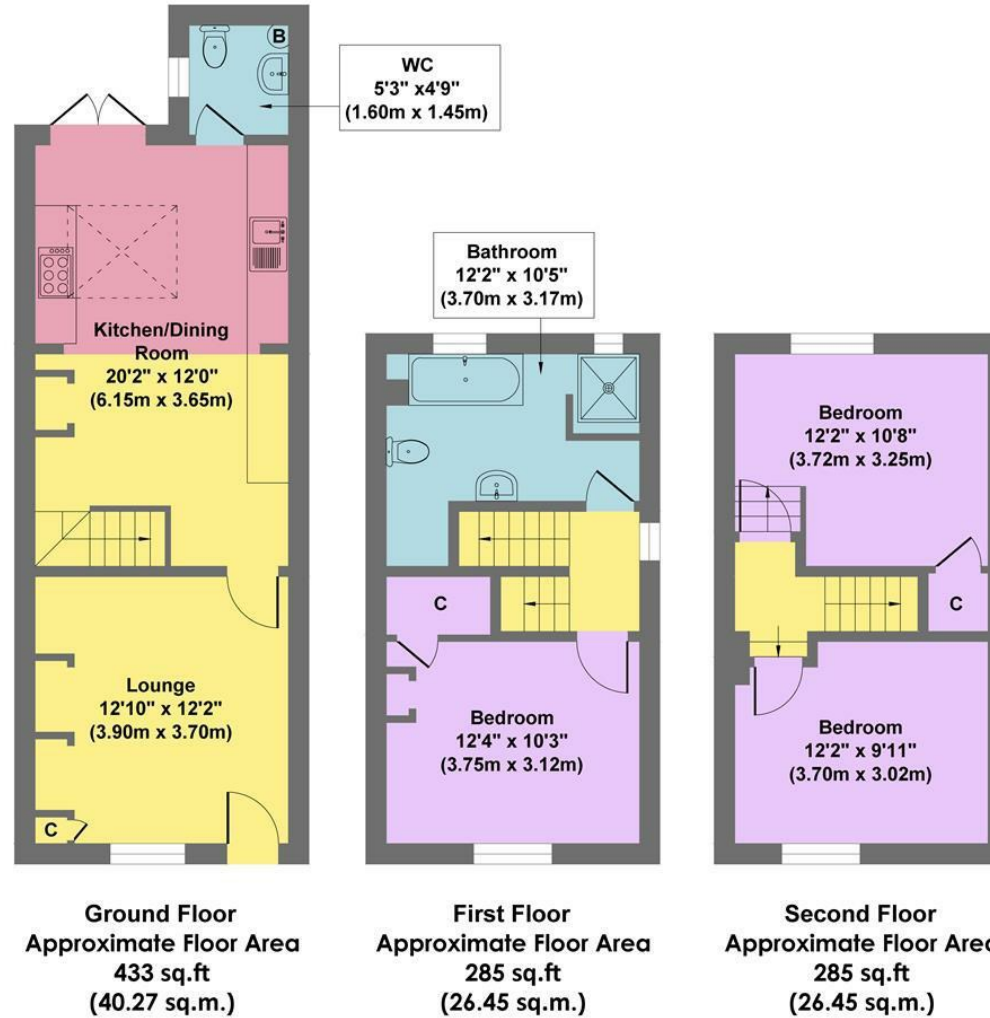


- Idyllic riverside setting
- Highly sought after Derbyshire Peak District Village
- Close to excellent country inns cafés & restaurants
- Direct access to local walks to Chatsworth & Pilsley
- Easy commutable distance of major towns





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**Approx. Gross Internal Floor Area 1003 sq.ft / 93.17 sq.m**

Illustration for identification purposes only, measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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