



Early Bank Vicarage Lane, Ashford-In-The-Water, Derbyshire, DE45 1QN

Saxton Mee

Early Bank Vicarage Lane

Ashford-In-The-Water

Guide Price

£1,000,000

This stunning stone-built character property has been skilfully renovated by the current owners to a high standard throughout. The residence retains many original character features, complemented by high-quality fittings, and occupies a superb position on the edge of the village with commanding views across attractive gardens & adjoining land. Generous off-road parking is available for several vehicles, along with a large detached garage with workshop/studio, which offers potential to be converted to a self-contained annex (subject to gaining the relevant planning consents).

£1,000,000 - £1,100,000 Guide Price

Situated in the idyllic village of Ashford in the Water, this property is surrounded by amenities including a village shop, tea rooms, county inns, & a hotel. Historic Bakewell, Monsal Head & the Chatsworth Country Estate are nearby, with easy commuting distance to major commercial centres. The stunning location is ideal for local walks & a wealth of outdoor pursuits.

The immaculately presented accommodation includes an entrance lobby, inner hallway, a bespoke dual-aspect fitted breakfast kitchen with a Belfast sink, a log-burning stove, granite work surfaces & a walk-in pantry. Additional features on the ground floor include a utility porch, WC, a dual-aspect living room with an attractive gritstone fireplace housing a multi-fuel stove & double doors leading to an adjoining triple-aspect dining room with access to the garden.

The first floor offers a landing, a double bedroom with an en-suite shower room, a second double bedroom with built-in storage, a bathroom with a separate shower enclosure, & a further bedroom.

The property is approached via a driveway providing off road parking for several vehicles. The substantial gardens are beautifully maintained with planted beds, borders, seating terraces, specimen shrubs, and trees. Additional features include a glazed greenhouse, vegetable beds, a dew pond, and two separate paddocks with gated access.

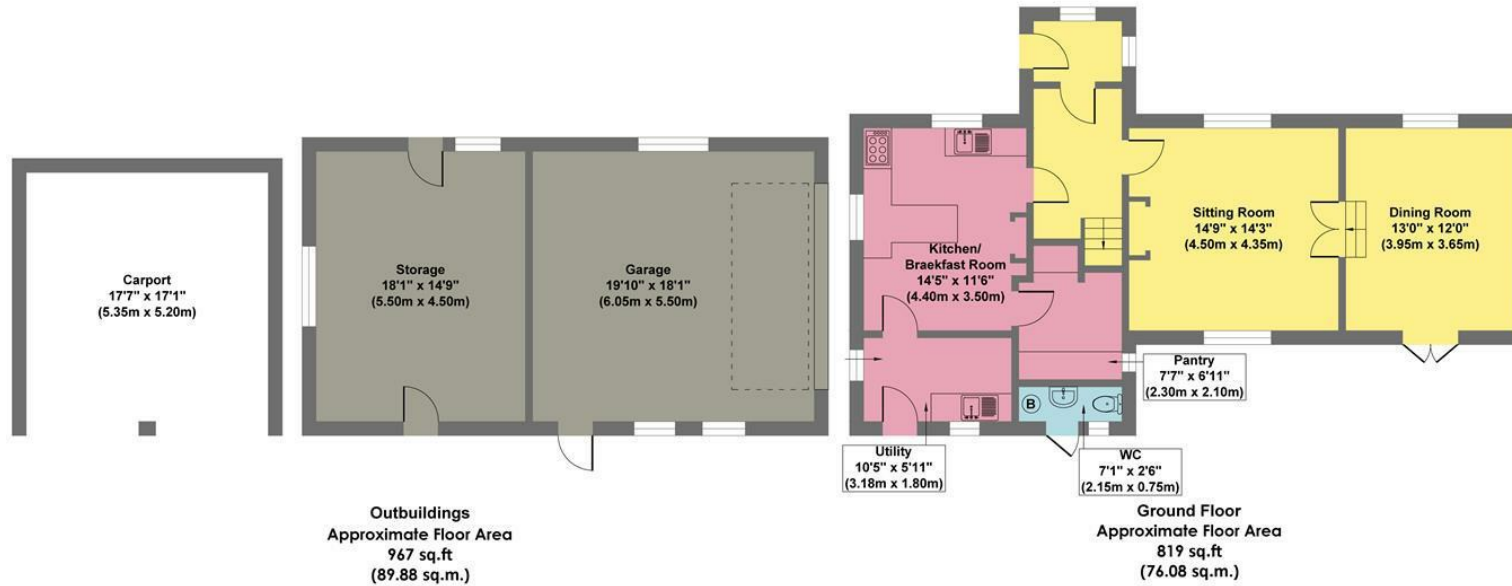
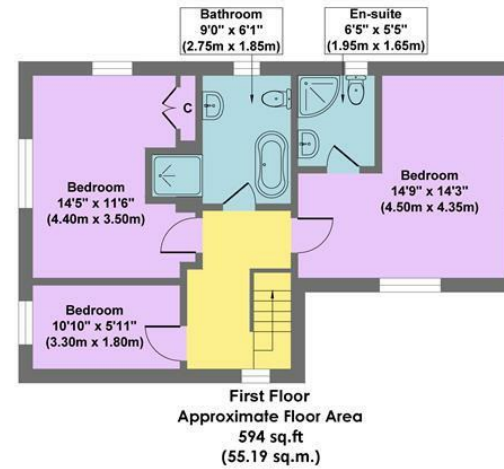


- Idyllic Peak District Setting
- The Overall Plot Amounts To Approximately 1.95 Acres
- Deatched Garage/Workshop Offering Potential For Conversion
- Excellent Village Amenities A Many Outdoor Pursuits
- Extensive Gardens With A Dew Pond & Gated Paddocks
- Commanding Far Reaching Views
- Within Lady Manners School Catchment Area
- Immaculately Presented Throughout With High Quality Fittings
- EPC: TBC
- Viewings: Bakewell Office





Early Bank



Approx. Gross Internal Floor Area 2081 sq.ft / 193.33 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.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

