



Toll Bar House, Hassop, Derbyshire, DE45 1NW

Saxton Mee



# Hassop

Offers In The Region Of

## £450,000

This unique toll bar house nestled on the edge of Bakewell, offers a rare blend of historical charm and modern comfort. The three-bedroom detached property, complete with off-road parking for multiple vehicles, boasts a large rear garden that seamlessly blends into the surrounding countryside, offering breathtaking, far-reaching views.

Rich in local history and bursting with character, this home is perfect as a primary residence or a holiday retreat. Its prime location near Bakewell ensures easy access to shops, leisure facilities, and top-rated schools, while remaining within commuting distance of major commercial hubs. Outdoor enthusiasts will appreciate the direct access to numerous walking and cycling trails right from the doorstep.

Inside, the home exudes warmth and character. The utility/entrance porch welcomes you into a fitted breakfast kitchen, featuring bespoke cabinetry, a quarry-tiled floor, and distinctive porthole and arched windows. The dining room continues the theme with a quarry-tiled floor, a recessed fireplace housing a multi-fuel stove, and a stunning period window that adds a touch of historical elegance. The cozy, dual-aspect sitting room is a highlight, with its wooden panelling, exposed beams, and wooden flooring. A stunning feature window fills the room with natural light, and it flows effortlessly into a sunroom and an adjoining wet room.

Upstairs, the first-floor landing leads to a double bedroom with a walk-in dressing room and eaves storage, a second double bedroom with an en-suite shower room, and a third bedroom with charming wooden panelling. The family bathroom is also located on this level.

The property's gardens are a true delight, featuring mature planted beds, borders with specimen shrubs and trees, serene terraces, and a large duck pond. The expansive garden merges with the open countryside, creating a peaceful oasis that feels both private and connected to the natural world. A driveway leads to a spacious off-road parking.



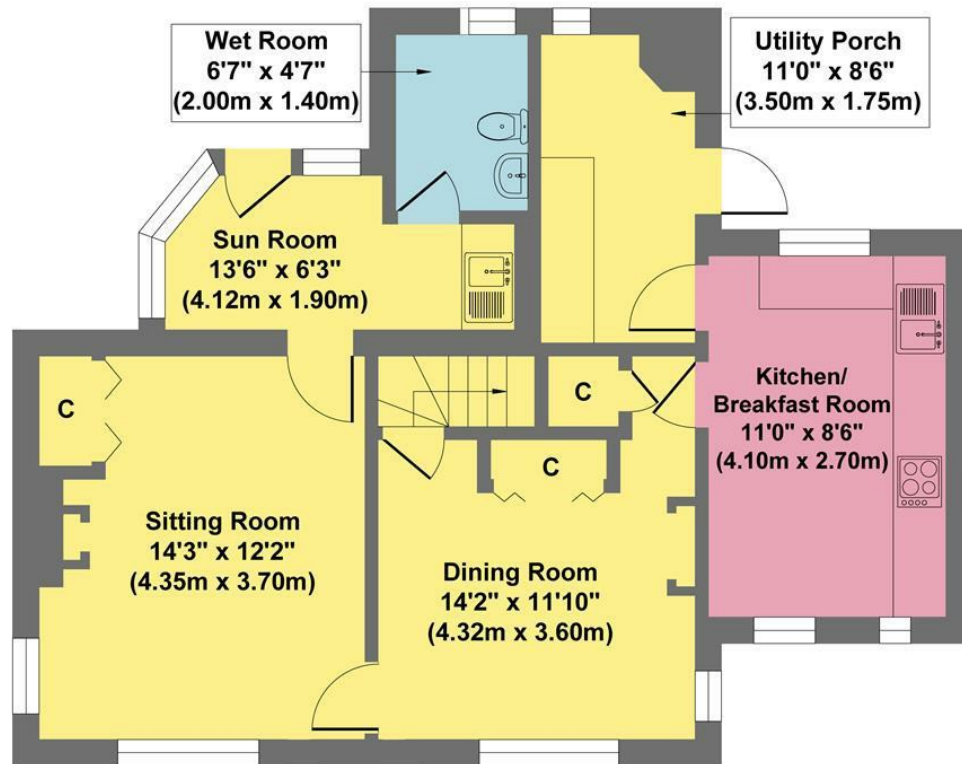
- A Unique Character Property
- Off Road Parking For Several Vehicles
- Within Lady Manners school Catchment
- Easy Reach Of Excellent Amenities Within Bakewell
- Commutable Distance Of Major Commercial Centres
- Brimming With Unique Period Features
- Substantial Gardens With Duck Pond
- Fabulous Far Reaching Views
- EPC: TBC
- Viewings: Bakewell Office



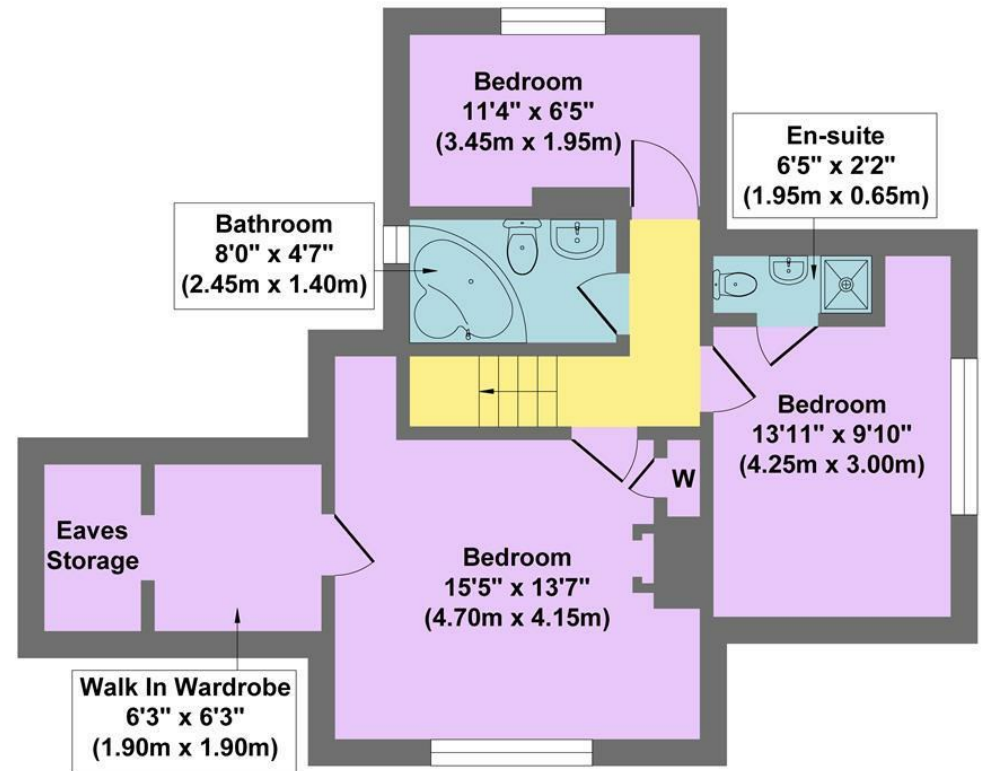




# Toll Bar House



**Ground Floor**  
Approximate Floor Area  
663 sq.ft  
(61.64 sq.m.)



**First Floor**  
Approximate Floor Area  
492 sq.ft  
(45.67 sq.m.)

**Approx. Gross Internal Floor Area 1155 sq.ft / 107.28 sq.m**

Illustration for identification puposes 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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