



4 Castle Hill Baslow Road, Bakewell, DE45 1AA

Saxton Mee

# 4 Castle Hill Baslow Road

By Auction

## £350,000

Set within the tranquil beauty of 1.5 acres of lush gardens, this stunning Grade II listed property has been meticulously renovated to an exceptional standard, offering a turn-key home in a truly idyllic location.

Auction Guide Price £350,000 + Fees  
\*\*\*\*Auction 23rd October 2024 at 10.00am\*\*\*\*

<https://www.sdlauctions.co.uk/remoted-telephone-proxy-bidding/>

The residence forms part of the prestigious Castle Hill, a Georgian residential development that centres around a grand main house & a private courtyard. Alongside its historic charm, the property benefits from a share in the extensive communal gardens located behind the house, as well as two allocated parking spaces.

The entrance hallway opens into a spacious sitting room that flows into a fitted kitchen. This level also includes a convenient utility room & WC. On the first floor, the master bedroom offers a luxurious retreat, complete with a walk-in wardrobe area & an en-suite bathroom. A second spacious double bedroom and a well-appointed family bathroom complete this floor. The second floor is dedicated to another large double bedroom, complete with its own expansive en-suite bathroom that features a freestanding bath, creating a serene space for relaxation.

Outside, the property boasts a private garden, offering peaceful seclusion & direct access to the communal 1.5-acre grounds. At the front, two designated parking spaces are provided, along with additional visitor parking.

The property's location is ideal, within easy reach of Derbyshire's wealth of local amenities, including shops, cafes, restaurants & country inns. It also lies within the catchment of highly regarded primary & secondary schools & is conveniently close to historic landmarks such as the Chatsworth Country Estate & Haddon Hall. For commuters, major commercial centres & easily accessible.



- Located In The Historic Market Town Of Bakewell
- Exclusive Development
- Private Garden
- Extensive Communal Gardens
- Allocated Off Road Parking For Two Vehicles
- Additional Visitors Parking
- Grade II Listed
- No Upward Chain
- Annual Service Charge £1,800
- Viewings: Bakewell Office





## 4 Castle Hill



**Approx. Gross Internal Floor Area 2009 sq.ft / 186.67 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](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

