

# BEEHCROFT

SCHOOL LANE, BASLOW, DERBYSHIRE



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## BEEHCROFT,

SCHOOL LANE,, BASLOW, DERBYSHIRE, DE45 1RZ

**A substantial freehold family house in the centre of this highly sought after Peak District village set in gardens and land extending to 1.87 acres.**

### ACCOMMODATION

Entrance hall; large drawing room, dining room, sitting room, kitchen/breakfast room, master bedroom and ensuite bathroom, six further bedrooms, family bathroom, shower room, cloakroom, billiard room.

### AMENITIES

Garage, double car port, extensive parking, beautiful gardens, field, woodland, fountain, shed, two greenhouses.

### DISTANCES (approximate):

Distances (approximate): Bakewell- 4 miles; Matlock- 9 miles; Chesterfield (mainline station to London St Pancras from 1 hr 50 minutes)- 9 miles; Sheffield- 12 miles; Buxton (Opera House)- 16 miles; Manchester (International Airport)- 36 miles.

**FOR SALE - FREEHOLD  
PRICE ON APPLICATION**

**07766 565893**

[www.caudwellandco.com](http://www.caudwellandco.com)

Email: [edward@caudwellandco.com](mailto:edward@caudwellandco.com)

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## DESCRIPTION

The property is approached up a driveway leading to an area of hard standing for several cars and a two bay car port to the rear of the house.

**Ground floor:** The front door opens into a large hallway which gives access to all principal ground floor rooms. To the rear of the hall is a guest cloakroom with wc and hand basin. The double drawing room has a dual aspect over the garden with a pair of French doors opening out to the terrace, a fine parquet floor, built-in display shelving and stone fireplace with inset Clearview wood burner. The dining room is situated towards the rear of the property, overlooks the side garden and has a corner Victorian fireplace with open grate. To the front is a large, dual aspect sitting room with timber flooring and a wood fireplace with gas fire. Adjacent is the kitchen/breakfast room with tiled floor and which is fitted with a good range of pine wall and base units and granite work surfaces incorporating Belfast sink unit, there is a large central island with granite top, a two oven gas fired AGA and an integrated Bosch dishwasher. To the front of the kitchen is a good sized breakfast area. Off the kitchen is a rear staircase and past that a large utility room with tiled floor, a stainless steel sink unit, good storage cupboards and space for a washer and dryer. A rear passage way has a back door out, off this are a pantry, cloakroom with wc, store room with freezer and access into an integral garage/workshop with up and over door.

**First floor:** : large landing overlooking the front garden. Dual aspect master bedroom overlooking the garden and open countryside beyond with en suite bathroom with tiled floor, comprising bath, with hand held shower attachment, hand basin, w.c. and fitted cupboards. Front dual aspect double bedroom with fitted cupboards and door onto a Romeo and Juliet balcony, two further double bedrooms with fitted cupboards and hand basins. Family bathroom with tiled floor, comprising panelled bath with shower over and glass screen, hand basin, w.c. and heated towel rail. Large shower room with double shower tray, glass screen, hand basin with cupboard below, w.c. and heated towel rail. At the top of the rear staircase is a further double bedroom overlooking the village green.















**Second floor:** Large games/billiard room with an oak floor, large study area off to one side and three large, walk-in eaves storage cupboards. Off this room are two further bedrooms.

**Outside:** the house sits well within its plot with parking to the rear and then gardens to the other three sides including a large lawned area to the front, off which is a charming summer house. To the side of the parking area is a vegetable garden with a shed and two greenhouses. To the front of the lawn is a terraced area with a large fountain and steps down to an area of field with a stable and then leading into an area of woodland.

## SITUATION

Baslow is one of the most sought after of the Peak District villages with excellent access to Sheffield and Chesterfield both of which offer mainline train stations to London St Pancras. The Village has excellent local amenities including public houses, hotels, shops, village games field, primary school, church and a good community vibe. The edge of the village adjoins Chatsworth Park thus offering an excellent place to walk. There are many outdoor pursuits nearby including walking, riding, cycling, climbing and fishing to name but a few. There are also many places of cultural interest nearby including Chatsworth House and Haddon Hall. The vibrant market town of Bakewell is a short drive away with its more extensive amenities.



## SERVICES

Mains water and electricity are all connected. Drainage is into the mains. Gas fired central heating.

## FIXTURES AND FITTINGS

Fitted carpets, standard fixtures and fittings are included in the sale. Any fixtures and fittings not mentioned in this brochure may be available by separate negotiation.

**COUNCIL TAX:** Band G

**POSTCODE:** DE45 1RZ

**EPC rating:** E

## DIRECTIONS

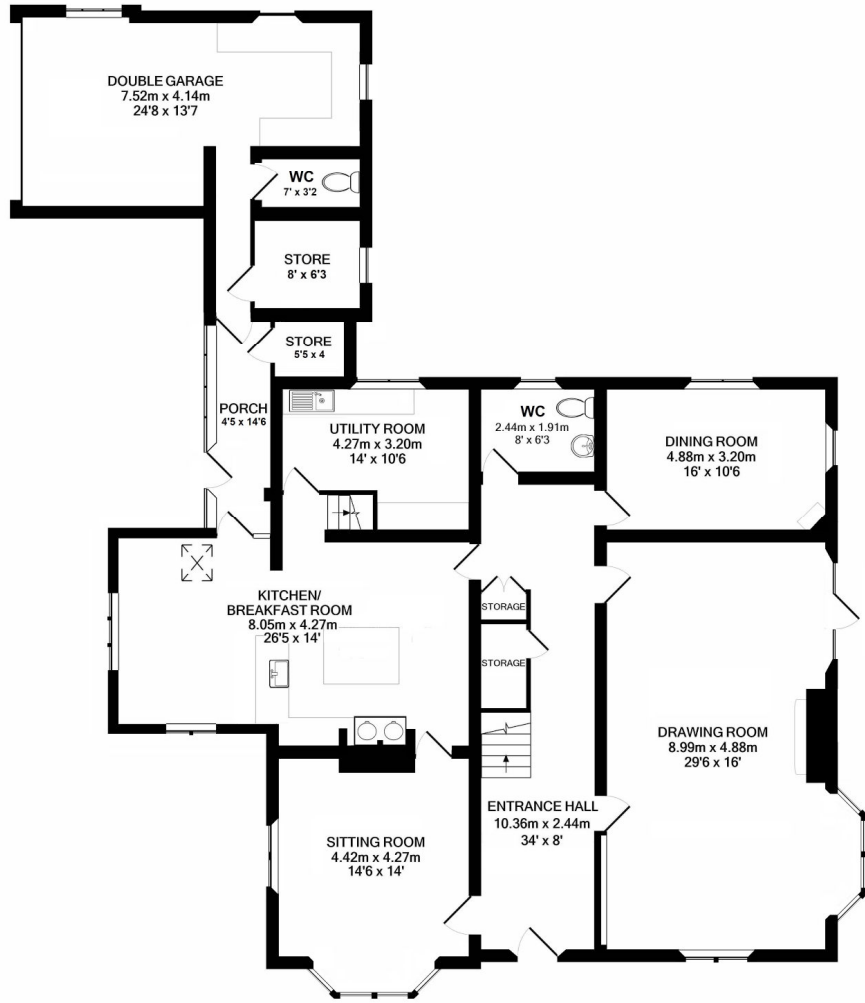
From the centre of Bakewell take the A619 to Baslow, on arriving in the village turn left at the roundabout and then right at the mini roundabout up past the school, just before the Spar shop turn right into the driveway.

## IMPORTANT NOTICE

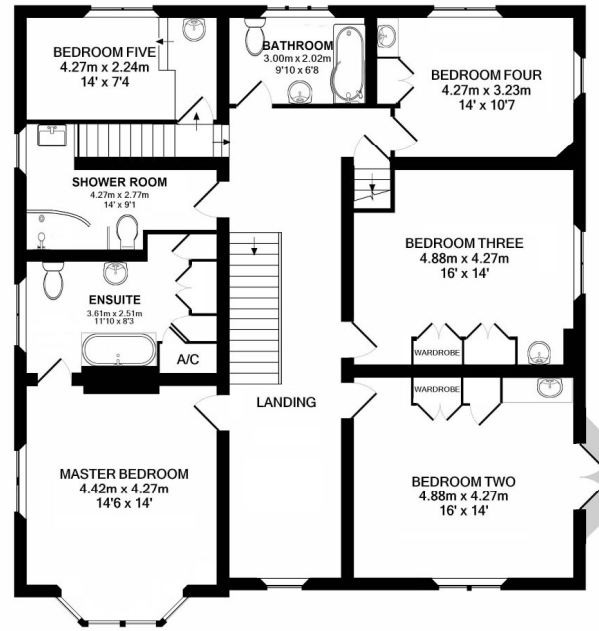
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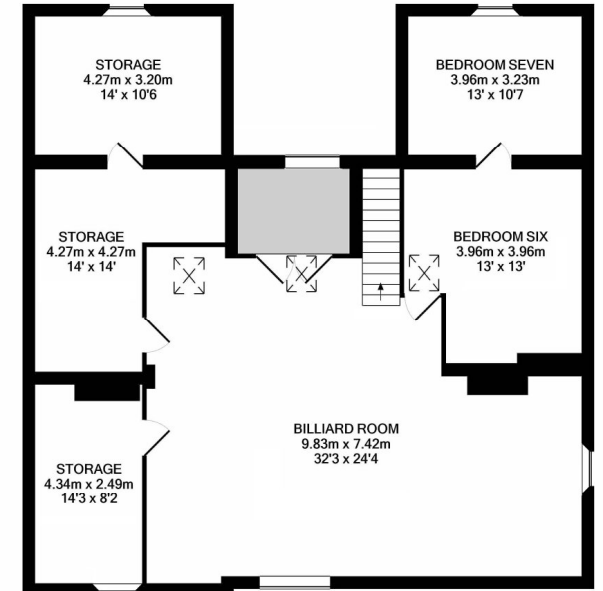
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

MAIN HOUSE - c. 5,150 SQFT (479 SQM)  
 OUTBUILDINGS - c. 500 SQFT (46 SQM)  
 TOTAL - c. 5,650 SQFT (525 SQM)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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VIEWING

All viewing is to be strictly by appointment with Edward Caudwell, Caudwell & Co on 07766 565893 or edward@caudwellandco.com



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