



Derby Gate Cottage
Ashford Road | Bakewell | Derbyshire | DE45 1PX

DERBY GATE COTTAGE

Nestled in the heart of the Peak District, Derby Gate Cottage is an exquisite five-bedroom country residence that seamlessly blends period charm with contemporary luxury. Recently renovated to an impeccable standard, this home offers nearly 4,000 sq ft of refined living space, featuring grand reception rooms, elegant bedrooms, and an array of bespoke leisure facilities. This is a rare opportunity to acquire a turnkey property in a highly sought-after location.



Derby Gate Cottage is a masterful blend of heritage and modern sophistication. The property boasts high-end finishes, meticulous craftsmanship, and thoughtfully designed living spaces that cater to both relaxation and entertainment. With five luxurious bedrooms, four stylish bathrooms, and multiple reception rooms, the home provides a versatile layout suitable for modern family living.

Beyond the main residence, a detached outbuilding houses a private gym, sauna, and bar—creating the ultimate lifestyle sanctuary. The beautifully landscaped gardens and scenic outdoor spaces offer a seamless connection to nature, capturing the breathtaking beauty of the Peak District.

Ground Floor

The grand entrance leads into a beautifully appointed reception hall, setting the tone for the rest of the property. The ground floor boasts a distinguished reception room with an elegant fireplace, a formal dining room ideal for entertaining, and a bespoke kitchen with premium appliances, ample storage, and skylights that bathe the space in natural light. A bright and airy family room, complete with an inviting fireplace, offers a cozy retreat, while a dedicated study provides an ideal space for remote working.

















First Floor

The first floor is home to the opulent principal suite, which features a generous walk-in wardrobe and a private balcony with panoramic countryside views. Two additional luxurious bedrooms, each thoughtfully designed, share access to stylish and well-appointed bathrooms, ensuring both comfort and convenience.

Second Floor

The top floor features two charming guest bedrooms, each offering a peaceful retreat. These rooms are perfect for family members or visitors seeking privacy and tranquility, with access to a stylishly designed bathroom.













Outside

The property is enveloped by beautifully manicured gardens that provide an oasis of serenity. A private balcony, tranquil seating areas, and lush green spaces create an ideal setting for outdoor relaxation and entertaining. The separate garden suite, equipped with a gym, sauna, and bar area, enhances the property's luxurious appeal. Two spacious garages and ample parking further complement this exceptional home.

Location

Derby Gate Cottage enjoys a prime setting just outside the picturesque village of Ashford in the Water, one of the Peak District's most charming locales. The property offers a perfect balance of rural tranquility and modern convenience, with Bakewell just minutes away. The area boasts boutique shopping, fine dining, and a vibrant local market, while stunning walking trails and the River Wye provide a wealth of outdoor activities. Excellent transport links to Sheffield, Manchester, and beyond ensure connectivity without compromising the peaceful countryside lifestyle.







Services, Utilities & Property Information

Utilities: Gas, Electricity and Water Mains & Sewage are as Standard

Building Type: Stone Brick & Tile Roofing

Parking: Single Garage and Off-Street Parking Available

Broadband: FTTC – Superfast Available in your area; please check with your internet provider

Mobile Phone Coverage: A 5G signal is available in the area; we advise you to check with your provider.

Rights and Easements – N/A

Flood Risk – No

Planning Permission – No

Coalfield or Mining Area – No

Tenure – Freehold

Directions

Postcode: DE45 1PX | What3words – ///headliner.sharper.boater

Local Authority

Derbyshire Dales District Council

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors's sole agents Fine & Country on 01332 973888 / 07726 314580

Website

For more information visit www.fineandcountry.com/uk/derbyshire

Opening Hours

Monday to Friday 9.00 am–5.30 pm

Saturday 9.00 am–4.30 pm

Sunday By appointment only.

Derby Gate Cottage, Ashford Road, Bakewell

Approximate Gross Internal Area

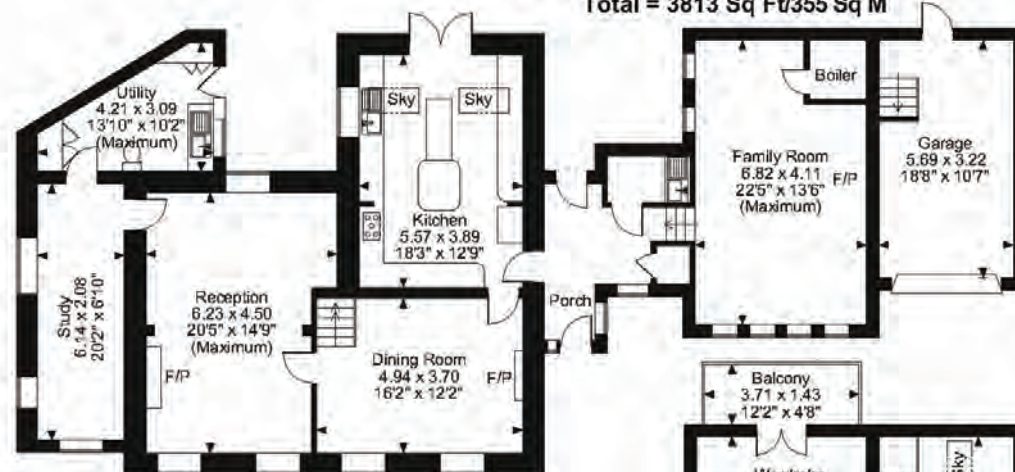
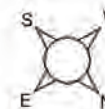
Main House = 3033 Sq Ft/282 Sq M

Garages = 417 Sq Ft/39 Sq M

Garden Room = 363 Sq Ft/34 Sq M

Balcony external area = 57 Sq Ft/5 Sq M

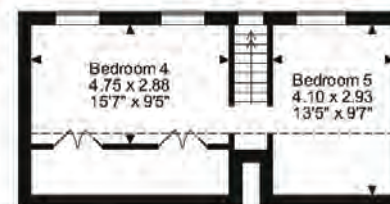
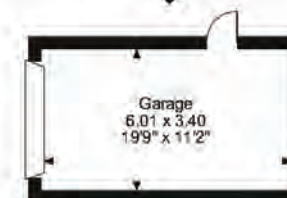
Total = 3813 Sq Ft/355 Sq M



Ground Floor



First Floor



Second Floor

FINE COUNTRY

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





ARMA KANG ASSOCIATE PARTNER

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I am a Property Consultant with over 24 years of successful experience in assisting people with moving to and selling their homes. Qualified as a Mortgage Advisor and a Senior Residential Valuer for large corporate and independent agencies across the North of England, I possess all the qualities necessary for a successful home move.

Specializing in high-exposure technologies, I regularly attend national training sessions to showcase new marketing tech trends, including social media strategies, video presentations, and people analytics tools to target appropriate buyers. Firmly believing in the power of positive thinking in the workplace, I am convinced that you only need one quality person to organize your entire home move from start to finish.

I have been fortunate enough to feature on TV over the last few years, making special appearances on BBC's Breakfast, BBC Look North, Escape to the Country, Wanted Down Under, and two appearances on Homes under the Hammer!

With a strong family background and belief, I was born in Greenwich, worked around the country, and am now based in Cheshire & Derbyshire. I love a good Netflix binge but can also be found in the gym in the morning and serve as "dad's taxi" for my two children most of the time when not following my beloved West Ham United football club.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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