



**Roslyn Ashford Road, Bakewell BAKEWELL DE45 1GL**

**welcome to**

## **Roslyn Ashford Road, Bakewell BAKEWELL**

Local Birchover stone constructed and individually designed five bedroom, three reception room detached family house occupying a prominent location within one mile of Bakewell market town, constructed and fitted to an extremely high specification with gas central heating and TRIPLE glazing.

### **Reception Hall**

17ft 9" in length and with a solid oak door, black slate floor and oak staircase which leads to the first floor galleried landing. Understairs storage cupboard, halogen spotlight fittings and double doors which open into the dining kitchen.

### **Study**

15' 6" x 10' 4" ( 4.72m x 3.15m )

With front facing stone mullioned triple glazed windows, halogen spotlight fittings, TV and telephone point. superior oak flooring

### **Sitting Room**

22' 3" x 15' 5" ( 6.78m x 4.70m )

This room enjoys a dual aspect with triple glazed windows to the side and triple glazed French oak doors which open onto the rear terrace and gardens. Substantial stone fireplace with raised hearth, TV and telephone points. 5 amp lamp circuit. Spotlight fittings. superior oak flooring

### **Dining Room**

12' 6" x 12' 3" ( 3.81m x 3.73m )

With front facing triple glazed mullioned windows, wall light points and lamp circuit. Superior oak flooring

### **Ground Floor Cloakroom/Wc**

With low flush suite in white and chrome, with pedestal wash basin and spotlight fittings.

### **Superb Fitted Dining Kitchen**

L-Shaped Room 22' 10" x 8' 6" + 8' 10" x 5' 6" (6.96m x 2.59m + 2.69m x 1.68m )

Comprehensively fitted with a range of base and wall units along the length of two walls in steamed beech with granite work surfaces and Belfast sink unit. The cabinets include glazed wall cupboards,

carousel, pull out larder and integrated appliances comprise Rangemaster Toledo steel gas and electric range with steel and glass canopy above, integrated automatic Neff dishwashing machine, Hotpoint automatic washer/dryer and Whirlpool American style larder fridge/freezer with ice maker. Dual aspect triple glazed windows to the side and mullioned triple glazed windows to the rear and triple glazed French windows open into the rear gardens. The floor is black slate, there are spotlight fittings and built in cupboards.

### **First Floor Landing**

An impressive turning staircase with oak balustrade and spindles leads from the large entrance hall to the spacious first floor galleried landing giving access to five bedrooms, two of which have en-suite facilities and the family bathroom/WC.

### **Master Bedroom Suite**

15' 6" x 12' 5" ( 4.72m x 3.78m )

Plus entrance lobby, with triple glazed arched mullioned windows to the rear with views towards woodland and the River Wye. TV, telephone points, spotlight fittings and lamp circuit.

### **En-Suite Shower Room/Wc**

8' 4" x 5' 10" ( 2.54m x 1.78m )

With an Olympic suite in white with feature chrome ceramic bowl on chrome plated stand, WC and wet room shower with thermostatic valve. Travertine tiled walls and marble mosaic tiled floor, chrome plated towel rail, spotlight fittings, extractor fan and triple glazed windows to the rear.

### **Guest Bedroom Suite**

11' 6" x 10' 6" ( 3.51m x 3.20m )

Plus recess, with front facing triple glazed mullioned windows, TV point, loft access and lamp circuit.

### **En-Suite Shower Room/Wc**

With white and chrome suite including full width shower with Merlin sliding glazed doors and thermostatic shower, pedestal wash basin and WC. Shaver point, chrome plated towel rail and side facing triple glazed window. The shower enclosure and floor is travertine tiled

### **Bedroom Three**

12' 3" x 10' 2" ( 3.73m x 3.10m )

With front and side facing triple glazed windows, delightful dual aspect with views to the East and to the South. TV point and lamp circuit.

### **Bedroom Four**

15' 5" x 7' 10" ( 4.70m x 2.39m )

Plus recess, with side facing triple glazed mullioned windows, access to a roof space, spotlight fittings and TV point.

### **Bedroom Five**

15' 5" x 10' 4" ( 4.70m x 3.15m )

With front facing triple glazed arched mullioned windows. TV point and spotlight fittings.

### **Luxurious Bathroom/Wc**

11' 8" x 5' 11" ( 3.56m x 1.80m )

An impressive Olympic suite in white with chrome fittings featuring a free standing oval bath with centre taps and shower attachment, pedestal wash basin and WC. Travertine tiled floor and walls, two front facing triple glazed windows. Spotlight fittings and extractor fan. Centrally heated towel rail.

### **Exterior And Gardens**

Attractively landscaped dry stone walled garden to the rear of the property. TARMAC DRIVE



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welcome to

**Roslyn Ashford Road,  
Bakewell BAKEWELL**

- Five bedroom, three bathroom and three reception room detached family house
- location within one mile of Bakewell market town
- triple glazing and complete underfloor heating
- Principle reception rooms have superior oak flooring
- double garage with office/studio above

Tenure: Freehold EPC Rating: C

**£825,000**

**directions to this property:**

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**01629 814774**



Bakewell@bagshawsresidential.co.uk



Bridge Street, BAKEWELL, Derbyshire, DE45 1DS



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