





# 1, Brookside Cottage, Nether End, Baslow

Bakewell, DE45 1SR

A charming three bedroomed stone built cottage beautifully positioned in the village of Baslow, adjoining Bar Brook with stunning accommodation arranged over three floors. Occupying a delightful riverside setting close to Chatsworth House, this historic cottage is offered to the market with no onward chain. The property has been beautifully modernised by the current owners and retains many original features alongside high quality fittings.

The front door opens to the lounge with shuttered sash window and Gritstone fireplace with wood burning stove. Herringbone style flooring runs into the kitchen / dining room with space for a family sized table and chairs. The dining room has a Gritstone feature fireplace. The kitchen features a range of panelled units incorporating sink, integrated fridge freezer, washing machine, dishwasher



- Three bedroomed period stone cottage in the village of Baslow
- Excellent standard of finish throughout
- Family bathroom
- No onward chain

- Stunning riverside setting
- Stylish dining kitchen
- Patio area to the rear

- Highly sought after location with easy access to Chatsworth House
- Lounge with wood burning stove
- Internal viewing essential





and five burner range. A glazed window light and French doors to a small yard area provides superb natural light. Accessed off the kitchen is a cloakroom/WC with washbasin and housing the Worcester Bosch combination boiler.

Stairs rise to the first floor landing with panelled doors to all rooms. A double bedroom enjoys a view across the brook and has fitted storage and feature fireplace. The family bathroom with a white suite comprises low flush WC, pedestal wash basin, bath and separate shower enclosure with chrome fittings.

A further set of stairs leads to the top floor with two further double bedrooms with exposed roof trusses and views across local countryside.

Outside, to the front of the property is a stone flagged pathway with wrought iron railings and pleasant riverside aspect. To the rear of the property is a small patio area.









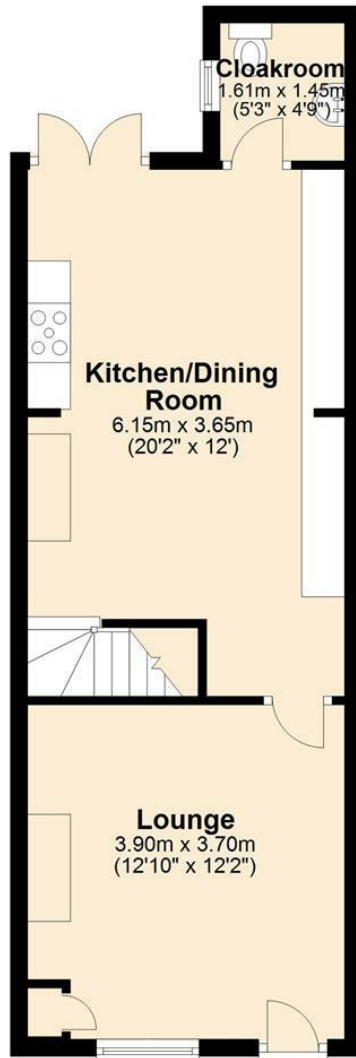






## Ground Floor

Approx. 40.0 sq. metres (430.8 sq. feet)



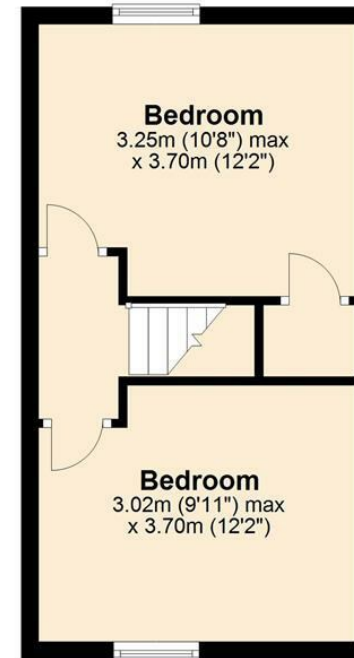
## First Floor

Approx. 26.8 sq. metres (288.8 sq. feet)



## Second Floor

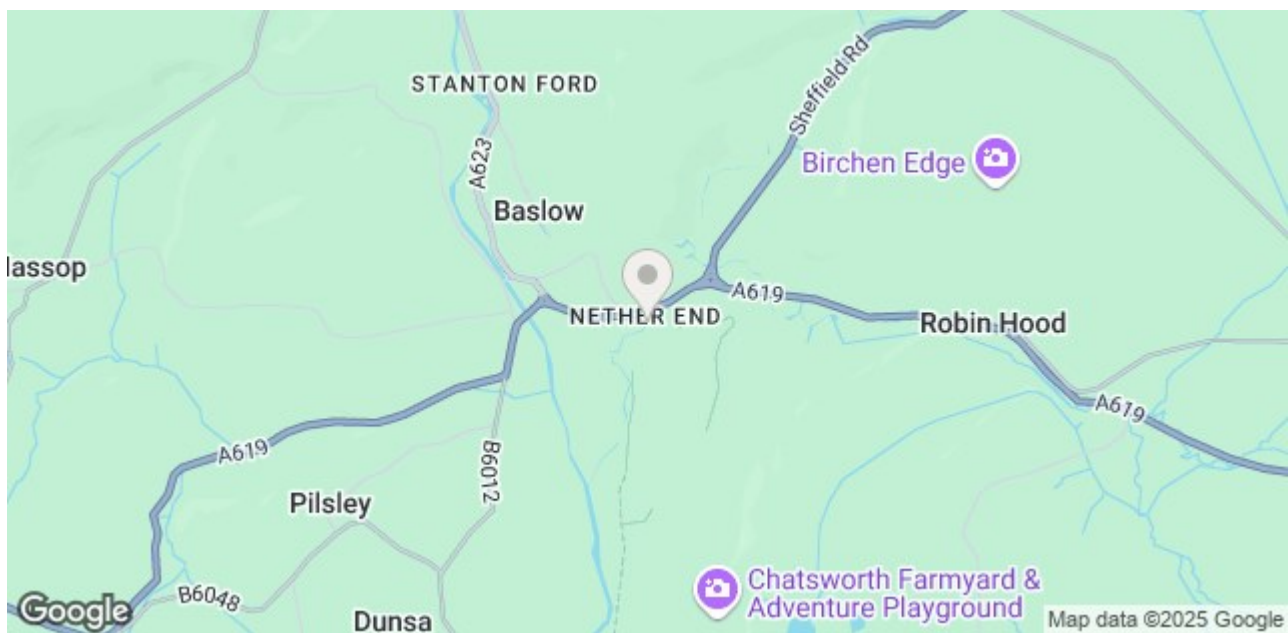
Approx. 26.7 sq. metres (287.0 sq. feet)



Total area: approx. 93.5 sq. metres (1006.7 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.





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