



Robin Hood Farm

Old Brampton Road, Baslow



Blenheim
Park Estates



An Outstanding Six Bedroomed Farmhouse
in the Heart of the Peak District





Welcome to Robin Hood Farm

Nestled within a sought-after Peak District location, Robin Hood Farm is an outstanding six bedroomed, detached farmhouse with a detached two bedroomed holiday cottage/annexe, all set within approximately 1.5 acres. Currently operated as a successful luxury B&B, Robin Hood Farm offers fantastic versatility for a range of purchasers, from those seeking a business opportunity in one of the UK's most popular National Parks or a family home that enables a country lifestyle.



The primary residence, Robin Hood Farm, has the benefit of a sizeable open plan living kitchen, which incorporates a large breakfast kitchen containing a Lacanche dual fuel range cooker and a spacious lounge/dining room. An office/snug presents the perfect space to work from home, whilst the dining room offers a place to entertain family and friends, or serve B&B guests. All of the reception rooms have a log burner too, a requisite for creating a cosy country home, and under floor heating to the majority of the ground floor. Four generously-sized and luxurious bedroom suites are positioned on the first floor, two of which have their own balconies and three of the rooms are uniquely named after Peak District locations. There is also two additional double bedrooms and a nicely decorated family bathroom.

The substantial grounds of Robin Hood Farm offer an element of privacy and plenty of space for a family or guests to enjoy. The properties are accessed from Old Brampton Road by an electric gate, which opens to an extensive gravelled driveway for several vehicles and a double garage. To one side of the property, there is a wonderful stone flagged seating terrace that connects with the living kitchen and even has a pizza oven. A cobbled courtyard also offers a further seating area or parking space due to a gated entrance from Old Brampton Road. The rear of the home is mainly laid to lawn with two tiers and an expanse of private woodland beyond.

Robin Hood Cottage provides self-contained accommodation with two bedrooms and a fabulous living kitchen, making it ideal for holiday rentals or dependent persons. The cottage boasts a pleasant seating terrace and its own enclosed garden that has the provision for a hot tub.



A Unique Opportunity to Acquire a Detached Farmhouse and a Separate Holiday Cottage/Annexe, Presenting Superb Versatility for a Range of Purchasers

Robin Hood Farm is positioned just outside of Baslow village, which is accessible within a short drive and includes amenities such as restaurants, public houses, shops and cafes. Within walking distance from the home, there is a public house and the scenic Birchen Edge can be reached on foot within minutes. The property is within the catchment area for renowned Lady Manners School and there is other highly regarded schooling close by, both state and private. Undoubtedly, the ease of access to many beautiful Peak District locations and attractions is what makes Robin Hood Farm so special for a family or B&B guests. Chatsworth House is a stone's throw away, whilst Bakewell town and multiple Edges for walking, cycling or climbing are just a short journey from the home. Sheffield and Chesterfield are also reachable within a short drive, offering further amenities and train stations that provide rail links to major cities.

Robin Hood Farm

The property briefly comprises of on the ground floor: Entrance vestibule, living kitchen, office/snug, inner hallway, utility room, pantry, plant room, bathroom, dining room and under-stairs storage cupboard.

On the first floor: Landing, Birchen Edge bedroom, Birchen Edge balcony, Birchen Edge en-suite, Froggatt Edge bedroom, Froggatt Edge en-suite, Curbar Gap bedroom, Curbar Gap balcony, Curbar Gap en-suite, inner landing, Nelson's Monument bedroom, linen cupboard, store, Wellington's Monument bedroom, family bathroom, master bedroom, master walk-in wardrobe and master en-suite.

Outbuildings: Double garage and outbuilding.

Robin Hood Cottage

The property briefly comprises of on the ground floor: Living kitchen, hallway, bathroom, bedroom 1 and bedroom 2.

Ground Floor – Robin Hood Farm

An oak door opens to the:

Entrance Vestibule

Having a side facing hardwood double glazed window, pendant light point, exposed stone wall and stone flagged flooring. There is a range of fitted furniture, incorporating shelving and benches with storage beneath. An oak door opens to the living kitchen.

Living Kitchen

An exceptionally spacious living kitchen with superb areas for cooking, dining and relaxing.

Breakfast Kitchen

24'3 x 13'3 (7.40m x 4.03m)

A large breakfast kitchen with rear facing hardwood double glazed windows and a front facing hardwood double glazed window with fitted shutters. Having exposed timber beams, recessed lighting, pendant light points and oak flooring with under floor heating. There is a comprehensive range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands and a 2.0 bowl Belfast sink with a chrome mixer tap. A sizeable island includes a matching granite work surface, butchers block and an inset 1.0 bowl Franke sink with a Hanstrom 4-in-1 chrome mixer tap.

The main appliance of the kitchen is the Lacanche range cooker, featuring a four-ring gas hob with an extractor fan above, an electric oven, a gas oven, an electric warming cupboard, an electric plancha, a BBQ plate and storage drawers. Above the range cooker, there is a look-through, to the lounge/dining room. The integrated appliances include a Miele microwave, dishwasher, Liebherr wine cooler and a Miele integrated full-height fridge/freezer. There is space/provision for a freestanding fridge/freezer. A wide opening gives access to the lounge/dining room and another opening leads to an inner hallway. A pine door opens to the office/snug.

Lounge/Dining Room

24'3 x 12'7 (7.40m x 3.84m)

A homely reception room with a front facing hardwood double glazed window with fitted shutters and a window seat and a rear facing hardwood double glazed panel. Also having pendant light points, recessed lighting, recessed shelving, provision for Sky TV and oak flooring with under floor heating. The focal point of the room is the log burner with a sandstone mantel and a stone surround/hearth. Bi-folding aluminium doors with double glazed panels open to the left side of the property. A hardwood door with a double glazed panel also opens to the front of the property.

Office/Snug

13'1 x 13'1 (4.00m x 4.00m)

A versatile room to relax or work from home. Having front and side facing hardwood double glazed windows with fitted shutters and sandstone window seats. Also having recessed lighting, wall mounted light points, provision for Sky TV and oak flooring with under floor heating. There is a range of fitted furniture, incorporating shelving. The focal point of the room is the log burner, which sits on a sandstone hearth.

Inner Hallway

Separated by a pine door, the inner hallway has pendant light points and stone tiled flooring with under floor heating. Pine doors open to the utility room, pantry, bathroom, dining room and under-stairs storage cupboard.

Utility Room

Having recessed lighting, central heating radiator and stone tiled flooring. There is a range of fitted base and wall units, incorporating a granite work surface, an upstand and an inset 1.0 bowl sink with a chrome mixer tap. There is also space/provision for an automatic washing machine and tumble dryer. A hardwood stable-style door with a double glazed panel opens to the rear of the property.



Breakfast Kitchen
24'3 x 13'3 (7.40m x 4.03m)

A large breakfast kitchen with rear facing hardwood double glazed windows and a front facing hardwood double glazed window with fitted shutters. Having exposed timber beams, recessed lighting, pendant light points and oak flooring with under floor heating. There is a comprehensive range of fitted base/wall and drawer units incorporating matching granite work surfaces, upstands and a 2.0 bowl Belfast sink with a chrome mixer tap. A sizeable island includes a matching granite work surface, butchers block and an inset 1.0 bowl Franke sink with a Hanstrom 4-in-1 chrome mixer tap. The main appliance of the kitchen is the Lacanche range cooker, featuring a four-ring gas hob with an extractor fan above, an electric oven, a gas oven, an electric warming cupboard, an electric plancha, a BBQ plate and storage drawers.



Lounge/Dining Room
24'3 x 12'7 (7.40m x 3.84m)

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Above the range cooker, there is a look-through, to the lounge/dining room. The integrated appliances include a Miele microwave, dishwasher, Liebherr wine cooler and a Miele integrated full-height fridge/freezer. There is space/provision for a freestanding fridge/freezer. A wide opening gives access to the lounge/dining room and another opening leads to an inner hallway. A pine door opens to the office/snug.



Lounge/Dining Room





Dining Room
17'11 x 15'1 (5.45m x 4.60m)

A spacious dining room that is filled with character. Having exposed timber beams, recessed lighting, TV/aerial/data points and engineered oak flooring with under floor heating. There is also a range of fitted furniture, featuring a large bench with storage below and a cupboard with shelving above. The focal point of the room is the log burner with a sandstone mantel, surround and hearth. Bi-folding aluminium doors with double glazed panels open to the front of the property.

A Characterful Dining Room
with a Log Burner & Bi-Fold Doors





Office/Snug
13'1 x 13'1 (4.00m x 4.00m)

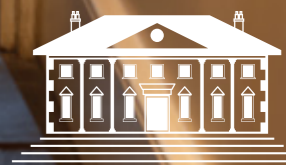
A versatile room to relax or work from home. Having front and side facing hardwood double glazed windows with fitted shutters and sandstone window seats. Also having recessed lighting, wall mounted light points, provision for Sky TV and oak flooring with under floor heating. There is a range of fitted furniture, incorporating shelving. The focal point of the room is the log burner, which sits on a sandstone hearth.



Inner Hallway
Separated by a pine door, the inner hallway has pendant light points and stone tiled flooring with under floor heating. Pine doors open to the utility room, pantry, bathroom, dining room and under-stairs storage cupboard.



Bathroom
A well-appointed downstairs bathroom with recessed lighting, extractor fan, partially limestone tiled walls, chrome heated towel rail and stone tiled flooring with under floor heating. There is a suite, which comprises of a wall mounted Villeroy & Boch WC and a wall mounted oak vanity unit, incorporating a marble wash hand basin with a chrome mixer tap and storage beneath. To one wall, there is a panelled bath with a chrome mixer tap, a fitted rain head shower and an additional hand shower facility.





Robin Hood Farm

Currently Used as a Successful B&B but Could Also be a Wonderful Family Home

Pantry

Having recessed lighting and stone tiled flooring. To two of the walls, there are fitted wall units, incorporating two full-height Liebherr fridge/freezers and storage. A wide opening leads to the pantry area with light, fitted base units with matching granite work surfaces and shelving above. A timber door opens to the plant room.

Plant Room

Having light and housing the Vaillant boiler, two Oso hot water cylinders and comms equipment.

From the inner hallway, a pine door opens to the:

Bathroom

A well-appointed downstairs bathroom with recessed lighting, extractor fan, partially limestone tiled walls, chrome heated towel rail and stone tiled flooring with under floor heating. There is a suite, which comprises of a wall mounted Villeroy & Boch WC and a wall mounted oak vanity unit, incorporating a marble wash hand basin with a chrome mixer tap and storage beneath. To one wall, there is a panelled bath with a chrome mixer tap, a fitted rain head shower and an additional hand shower facility.

Dining Room

17'11 x 15'1 (5.45m x 4.60m)

A spacious dining room that is filled with character. Having exposed timber beams, recessed lighting, TV/aerial/data points and engineered oak flooring with under floor heating. There is also a range of fitted furniture, featuring a large bench with storage below and a cupboard with shelving above. The focal point of the room is the log burner with a sandstone mantel, surround and hearth. Bi-folding aluminium doors with double glazed panels open to the front of the property.

Under-Stairs Storage Cupboard

Having a flush light point and stone tiled flooring.

From the inner hallway, an oak staircase with a hand rail and balustrading rises to the:

First Floor

Landing

Having a front facing hardwood double glazed window with fitted shutters, Velux roof window, recessed lighting, wall mounted light points and engineered oak flooring. Pine doors open to the bedroom suites, which are named Birchin Edge, Froggatt Edge and Curbar Gap. A pine door also opens to an inner landing.

Birchin Edge Bedroom

15'10 x 11'10 (4.82m x 3.60m)

A generous double bedroom suite with a front facing hardwood double glazed window with fitted shutters, vaulted ceiling, recessed lighting, central heating radiator, TV/aerial/data points and oak flooring. There is a range of fitted furniture, incorporating long hanging, shelving and a vanity table. A pine door opens to the Birchin Edge en-suite. Double

hardwood doors with double glazed panels also open to the Birchin Edge balcony.

Birchin Edge Balcony

A timber decked terrace that is enclosed by balustrading and has exterior lighting. A step leads down to an area with bark, mature trees and planted borders.

Birchin Edge En-Suite

Being fully tiled in limestone and having a Velux roof window, recessed lighting, extractor fan, chrome heated towel rail and an illuminated vanity mirror. There is a Villeroy & Boch suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with an Ideal Standard chrome mixer tap. To one corner, there is a wet room style shower with a fitted rain head shower, a recessed shelf and a glazed screen.

Froggatt Edge Bedroom

11'8 x 11'6 (3.56m x 2.50m)

Another double bedroom suite with a rear facing hardwood double glazed window with fitted shutters, Velux roof window, recessed lighting, central heating radiator, TV/aerial/data points and oak flooring. There is a range of fitted furniture, incorporating long hanging and shelving. A pine door opens to the Froggatt Edge en-suite.

Froggatt Edge En-Suite

Being fully tiled in limestone and having a Velux roof window, recessed lighting, extractor fan, chrome heated towel rail and an illuminated vanity mirror. There is a Valero Villeroy & Boch suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with an Ideal Standard chrome mixer tap. To one corner, there is a wet room style shower with a fitted rain head shower, a recessed shelf and a glazed screen.

Curbar Gap Bedroom

21'11 x 12'2 (6.67m x 3.71m)

A luxurious suite with a side facing hardwood double glazed window with fitted shutters, recessed lighting, central heating radiators, TV/aerial/data points and oak flooring. There is a range of fitted furniture, incorporating long hanging and a vanity table. A pine door opens to the Curbar Gap en-suite. Double hardwood doors with double glazed panels open to the Curbar Gap balcony set within the rear garden.

Curbar Gap Balcony

A timber decked seating terrace enclosed by balustrading.

Curbar Gap En-Suite

Being fully tiled in limestone and having recessed lighting, extractor fan, chrome heated towel rail and an illuminated vanity mirror. There is a Valero & Boch suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with an Ideal Standard chrome mixer tap. To one corner, there is a wet room style shower with a fitted rain head shower, a glazed screen and a curtain rail.



Landing

Having a front facing hardwood double glazed window with fitted shutters, Velux roof window, recessed lighting, wall mounted light points and engineered oak flooring. Pine doors open to the bedroom suites, which are named Birchin Edge, Froggatt Edge and Curbar Gap. A pine door also opens to an inner landing.





Master Bedroom
17'5 x 12'10 (5.30m x 3.90m)

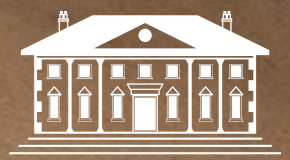
A lovely master bedroom with an impressive vaulted ceiling that is adorned by exposed timber beams. Having front and side facing hardwood double glazed windows with fitted shutters, recessed lighting, spotlighting, exposed stone wall, central heating radiators and TV/aerial/data points. To one wall, there is a fitted oak desk that stretches almost the full width of the wall. Pine doors open to the master walk-in wardrobe and master en-suite.

Master Walk-in Wardrobe

Having a recessed light point, central heating radiator and a range of fitted furniture, incorporating short hanging, shelving and drawers.



An Exceptionally Spacious
Master Bedroom Suite



Master En-Suite

Having a rear facing hardwood double glazed window with fitted shutters, recessed lighting, extractor fan, partially panelled walls, chrome heated towel rail and oak flooring. There is a suite in white, which comprises of a low-level WC and a Burlington pedestal wash hand basin with traditional Burlington chrome taps. To one wall, there is a panelled bath with a Burlington chrome mixer tap, a hand shower facility and a curtain rail.



Froggatt Edge En-Suite

Being fully tiled in limestone and having a Velux roof window, recessed lighting, extractor fan, chrome heated towel rail and an illuminated vanity mirror. There is a Valero Villeroy & Boch suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with an Ideal Standard chrome mixer tap. To one corner, there is a wet room style shower with a fitted rain head shower, a recessed shelf and a glazed screen.



Froggatt Edge Bedroom

11'8 x 11'6 (3.56m x 2.50m)

Another double bedroom suite with a rear facing hardwood double glazed window with fitted shutters, Velux roof window, recessed lighting, central heating radiator, TV/aerial/data points and oak flooring. There is a range of fitted furniture, incorporating long hanging and shelving. A pine door opens to the Froggatt Edge en-suite.



Curbar Gap Bedroom

21'11 x 12'2 (6.67m x 3.71m)

A luxurious suite with a side facing hardwood double glazed window with fitted shutters, recessed lighting, central heating radiators, TV/aerial/data points and oak flooring. There is a range of fitted furniture, incorporating long hanging and a vanity table. A pine door opens to the Curbar Gap en-suite. Double hardwood doors with double glazed panels open to the Curbar Gap balcony set within the rear garden.





Robin Hood Farm



Robin Hood Farm is Conveniently Located for an Array of Peak District Towns and Attractions, Including Birchen Edge that is Reachable on Foot in Minutes

From the landing, a pine door opens to the:

Inner Landing

Having recessed lighting and a central heating radiator. Pine doors open to a bedroom named Nelson's Monument, linen cupboard, store, two further bedrooms and a family bathroom. Access can also be gained to a loft space.

Nelson's Monument Bedroom

13'4 x 13'1 (4.07m x 4.00m)

A well-proportioned double bedroom with a front facing hardwood double glazed window with fitted shutters and a vaulted ceiling. Also having an exposed timber beam, recessed lighting, spotlighting, exposed stone wall, central heating radiators and TV/aerial/data points.

Linen Cupboard

Having a rear facing hardwood double glazed window with fitted shutters, recessed lighting, central heating radiator and a range of fitted shelving.

Store

Having a recessed light point and shelving.

Wellington's Monument Bedroom

13'9 x 13'3 (4.20m x 4.05m)

A generously-sized double bedroom with a front facing hardwood double glazed window with fitted shutters and a window seat. Also having a vaulted ceiling, exposed timber beams, recessed lighting, exposed stone wall, central heating radiators and TV/aerial/data points.

Family Bathroom

A nicely decorated family bathroom with rear facing hardwood double glazed windows with fitted shutters, recessed lighting and an extractor fan. The walls are partially panelled and there is an illuminated vanity mirror, chrome heated towel rail, central heating radiator and engineered timber flooring. There is a Villeroy & Boch suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a Burlington chrome mixer tap. Next to the wash hand basin, there is a storage cupboard with shelving. Also having a panelled jacuzzi bath with a Burlington chrome mixer tap and a hand shower facility. To one corner, there is a separate shower enclosure with a rear facing hardwood double glazed window with fitted shutters and an additional

UPVC double glazed window in front. The shower incorporates a fitted rain head shower, an additional hand shower facility, a fitted seat and a glazed screen/door.

Master Bedroom

17'5 x 12'10 (5.30m x 3.90m)

A lovely master bedroom with an impressive vaulted ceiling that is adorned by exposed timber beams. Having front and side facing hardwood double glazed windows with fitted shutters, recessed lighting, spotlighting, exposed stone wall, central heating radiators and TV/aerial/data points. To one wall, there is a fitted oak desk that stretches almost the full width of the wall. Pine doors open to the master walk-in wardrobe and master en-suite.

Master Walk-in Wardrobe

Having a recessed light point, central heating radiator and a range of fitted furniture, incorporating short hanging, shelving and drawers.

Master En-Suite

Having a rear facing hardwood double glazed window with fitted shutters, recessed lighting, extractor fan, partially panelled walls, chrome heated towel rail and oak flooring. There is a suite in white, which comprises of a low-level WC and a Burlington pedestal wash hand basin with traditional Burlington chrome taps. To one wall, there is a panelled bath with a Burlington chrome mixer tap, a hand shower facility and a curtain rail.

Exterior and Gardens

From Old Brampton Road, a timber electric gate and a separate pedestrian gate opens to a gravelled driveway. The driveway provides parking for several vehicles and has exterior lighting, mature trees, hedging and an electric car charging point. Access can be gained to a double garage and outbuilding.

Double Garage

32'10 x 19'8 (10.00m x 6.00m)

Having two up-and-over electric doors, light, power and an oak personnel entrance door.

Outbuilding

15'5 x 11'10 (4.70m x 3.60m)

Having double timber access doors and a personnel entrance door.



Nelson's Monument Bedroom

13'4 x 13'1 (4.07m x 4.00m)

A well-proportioned double bedroom with a front facing hardwood double glazed window with fitted shutters and a vaulted ceiling. Also having an exposed timber beam, recessed lighting, spotlighting, exposed stone wall, central heating radiators and TV/aerial/data points.



Family Bathroom

A nicely decorated family bathroom with rear facing hardwood double glazed windows with fitted shutters, recessed lighting and an extractor fan. The walls are partially panelled and there is an illuminated vanity mirror, chrome heated towel rail, central heating radiator and engineered timber flooring. There is a Villeroy & Boch suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a Burlington chrome mixer tap.



Wellington's Monument Bedroom

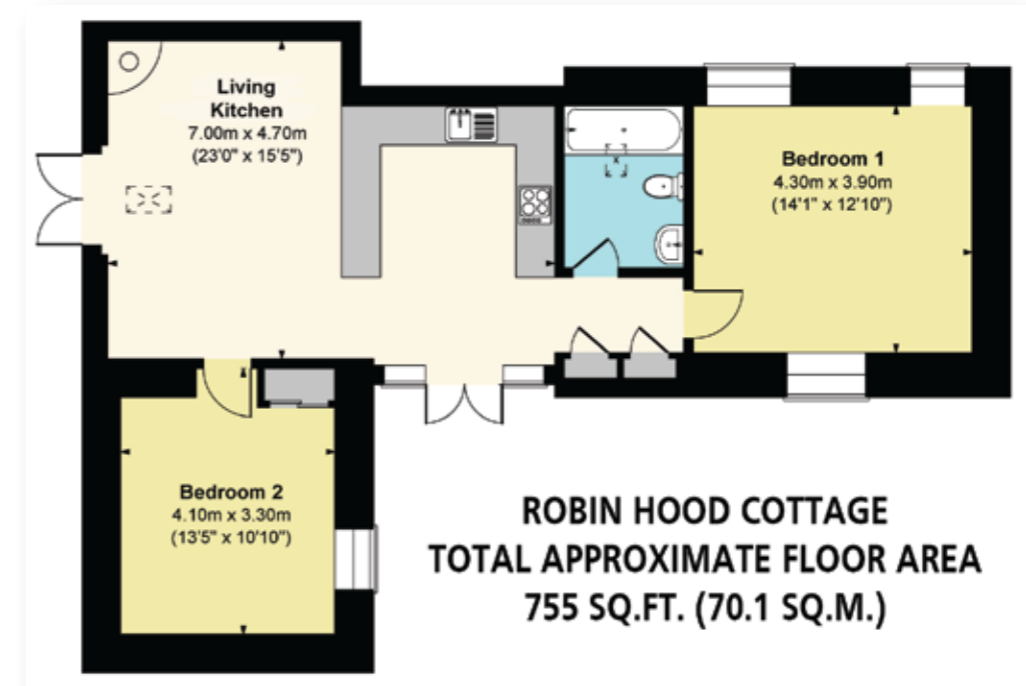
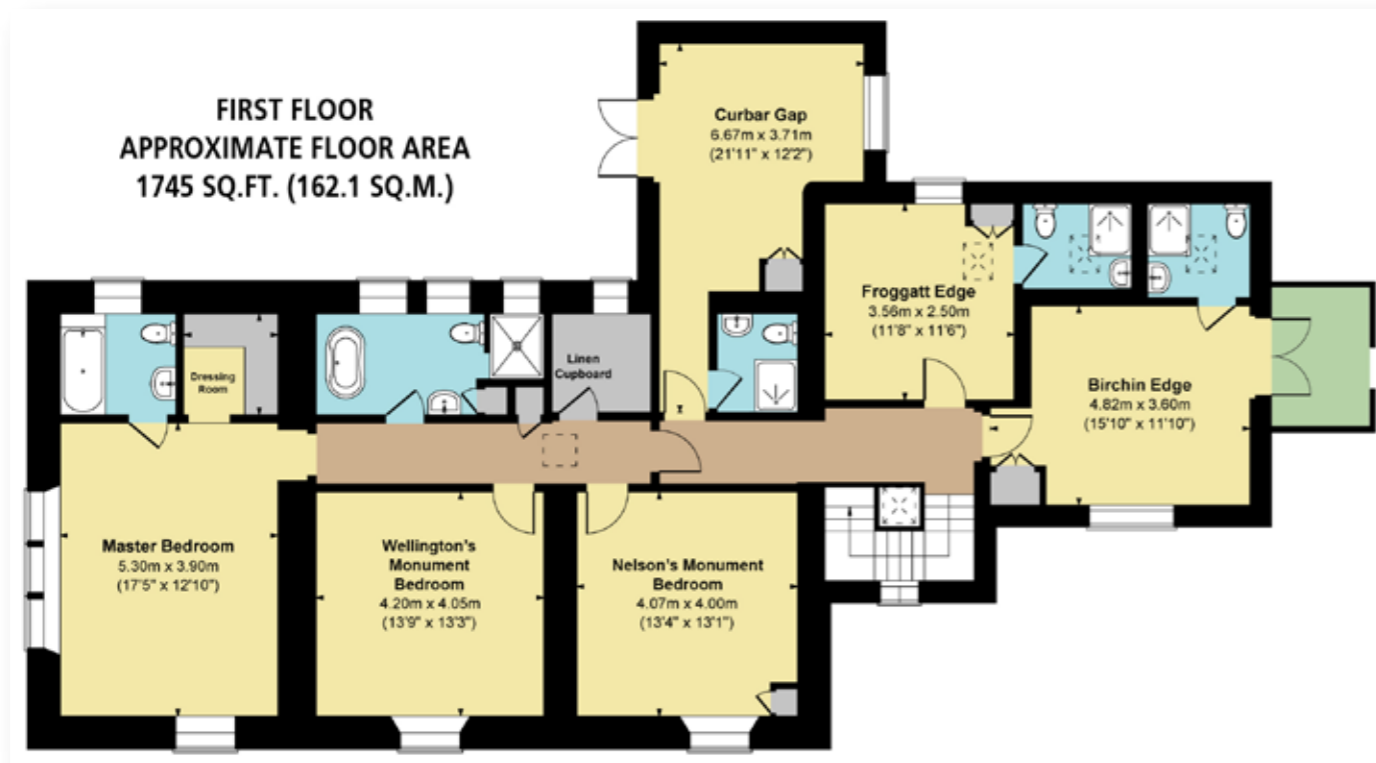
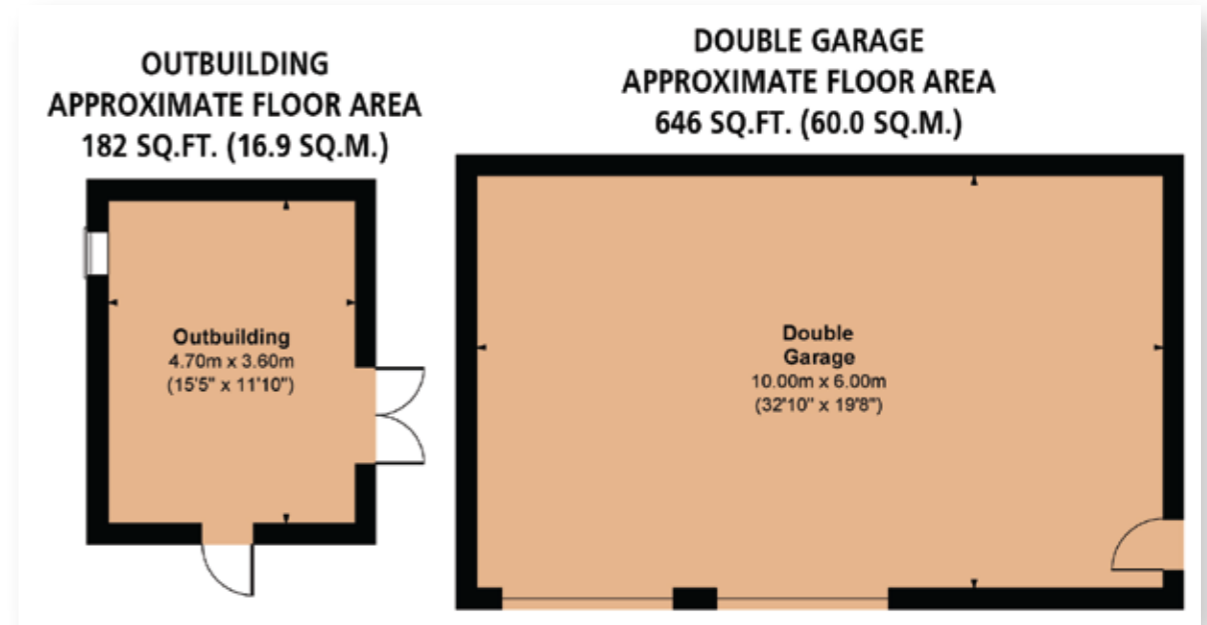
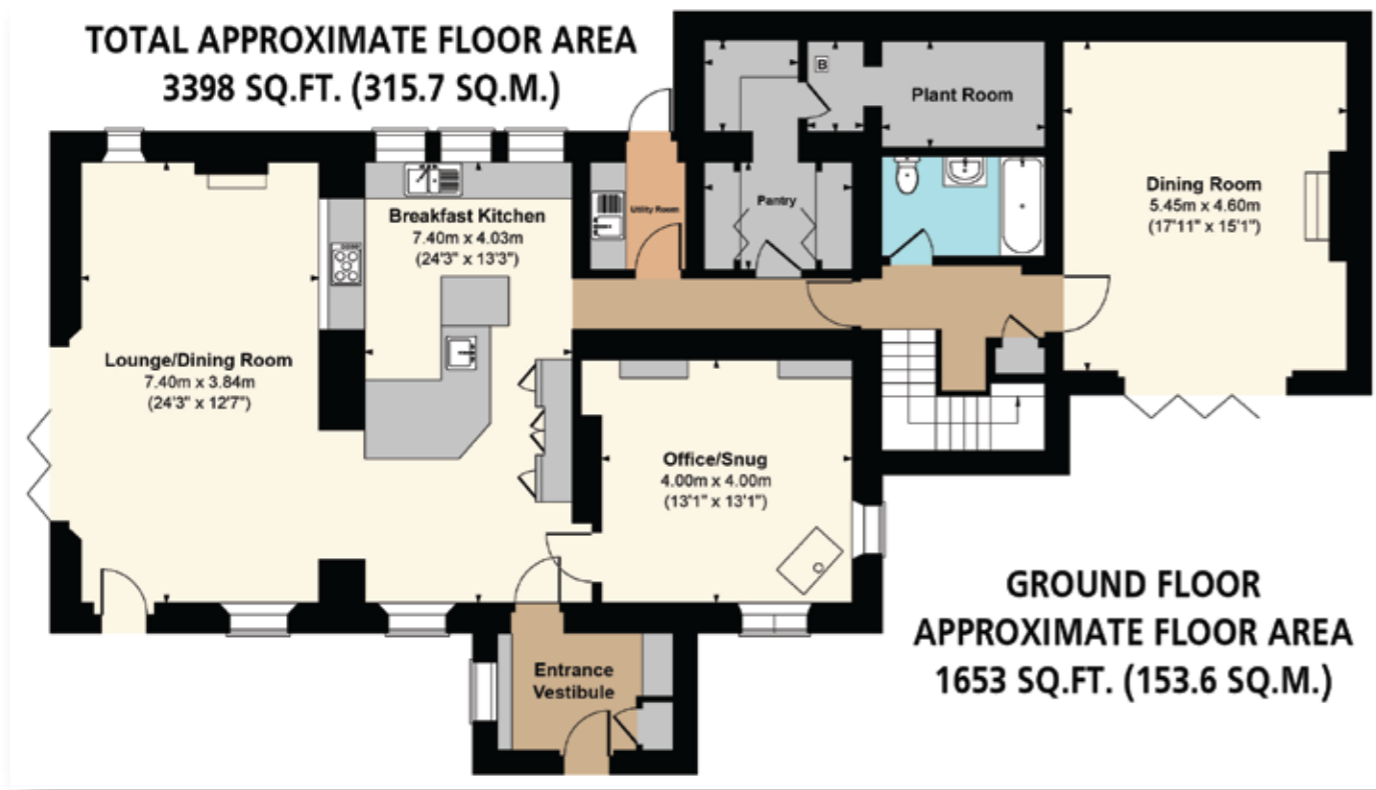
13'9 x 13'3 (4.20m x 4.05m)

A generously-sized double bedroom with a front facing hardwood double glazed window with fitted shutters and a window seat. Also having a vaulted ceiling, exposed timber beams, recessed lighting, exposed stone wall, central heating radiators and TV/aerial/data points.

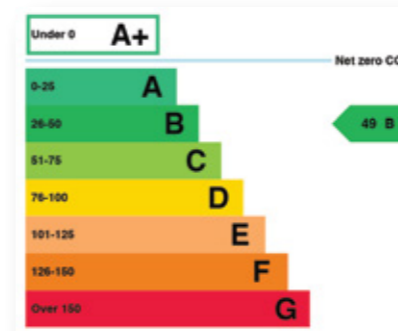


Next to the wash hand basin, there is a storage cupboard with shelving. Also having a panelled jacuzzi bath with a Burlington chrome mixer tap and a hand shower facility. To one corner, there is a separate shower enclosure with a rear facing hardwood double glazed window with fitted shutters and an additional UPVC double glazed window in front. The shower incorporates a fitted rain head shower, an additional hand shower facility, a fitted seat and a glazed screen/door.

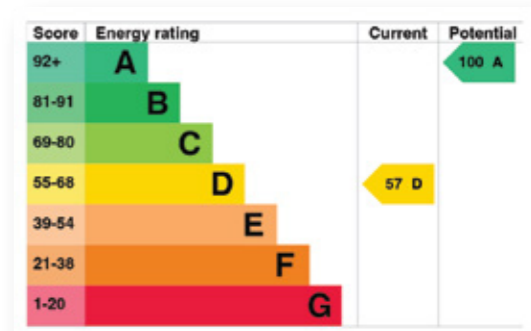




Robin Hood Farm



Robin Hood Cottage



*Image for Illustration Purposes Only

Exterior and Gardens

From Old Brampton Road, a timber electric gate and a separate pedestrian gate opens to a gravelled driveway. The driveway provides parking for several vehicles and has exterior lighting, mature trees, hedging and an electric car charging point. Access can be gained to a double garage and outbuilding. From the driveway, a timber pedestrian gate opens to Robin Hood Farm.

To the front of the property, there is a garden that is mainly laid to lawn with mature trees and shrubs. Adjacent to the garden is a stone flagged path, which runs along the front elevation, connecting both sides of the property, with exterior lighting and an external power point. Access can be gained to the main entrance door and living kitchen.

To the left side of the property, there is a sizeable stone flagged seating terrace with exterior lighting and a water tap. There is also a timber pergola that provides a pleasant space for seating with exterior lighting, an external power point and a pizza oven. Access can be gained to the living kitchen and a timber pedestrian gate opens to the rear of the property.

To the right side of the property, there is a cobbled courtyard enclosed by dry stone walling that offers potential for additional parking or seating with exterior lighting and an external power point. Access can be gained to the dining room and a timber vehicle gate and separate pedestrian gate opens to Old Brampton Road.



Standing in a Plot of
Approximately 1.5 Acres

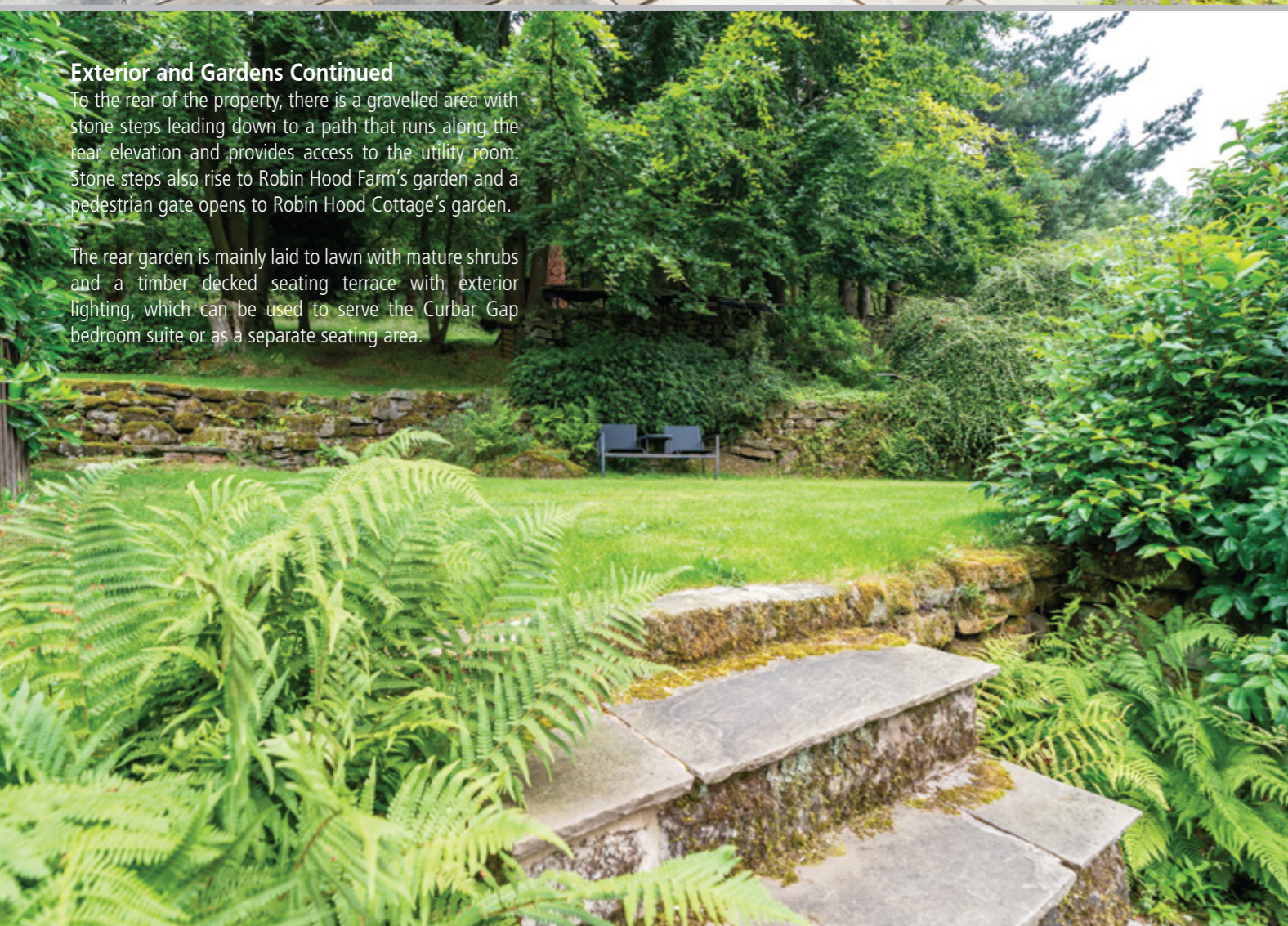




Exterior and Gardens Continued

To the rear of the property, there is a gravelled area with stone steps leading down to a path that runs along the rear elevation and provides access to the utility room. Stone steps also rise to Robin Hood Farm's garden and a pedestrian gate opens to Robin Hood Cottage's garden.

The rear garden is mainly laid to lawn with mature shrubs and a timber decked seating terrace with exterior lighting, which can be used to serve the Curbar Gap bedroom suite or as a separate seating area.



Exterior and Gardens Continued

Further stone steps rise to an extension of the garden which merges into established woodland. The woodland is bordered by stone walling and a gate opens to a public footpath outside of the boundary, allowing access to beautiful walks along Birchen Edge from the doorstep.





Robin Hood Farm

Robin Hood Cottage Provides Spacious Accommodation, which is Perfect for Dependent Relatives or as a Rented Holiday Cottage

From the driveway, access can be gained to **Robin Hood Cottage**.

Stone steps with a wrought iron hand rail rise to a stone flagged seating terrace that is enclosed by wrought iron railings and has exterior lighting. Access can be gained to the living kitchen and a pedestrian gate opens to the cottage's garden.

Ground Floor

Living Kitchen

23'0 x 15'5 (7.00m x 4.70m)

A wonderful open plan living kitchen with a vaulted ceiling with exposed timber beams, pendant light points, Velux roof window, recessed lighting, central heating radiator, TV/aerial/data points and oak flooring. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, upstands and an inset 1.0 bowl sink with a chrome mixer tap. Appliances include a Neff four-ring gas hob with a Neff extractor hood above, Neff fan assisted oven, Siemens under-counter fridge and a Neff dishwasher. The focal point of the room is the log burner, which stands on a sandstone hearth. An opening gives access to a hallway and a door opens to bedroom 2. Double hardwood doors with double glazed panels and matching side panels open to the terrace at the front of the property. Another set of double hardwood doors with double glazed panels open to the rear garden.

Hallway

Having recessed lighting and oak flooring. Doors open to the bathroom, bedroom 1 and two storage cupboards. Access can also be gained to a loft space.

Bathroom

Having a sun tunnel, recessed lighting, extractor fan, partially tiled walls and a chrome heated towel rail. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one wall, there is a panelled bath with a chrome mixer tap, a rain head shower, an additional hand shower facility and a glazed screen.

Bedroom 1

14'1 x 12'10 (4.30m x 3.90m)

A double bedroom with a side facing hardwood double glazed window, vaulted ceiling, Velux roof window, recessed lighting, central heating radiator and oak flooring.

Bedroom 2

13'5 x 10'10 (4.10m x 3.30m)

Another double bedroom with a front facing hardwood double glazed

window, vaulted ceiling, Velux roof window, recessed lighting, central heating radiator and oak flooring.

Exterior and Gardens – Robin Hood Cottage

To the rear of the cottage, there is a gravelled path with exterior lighting which provides access to the living kitchen and wraps around to the front of the cottage. Stone steps rise to a fabulous garden that is mainly laid to lawn with mature trees, shrubs and a timber decked area provides the provision for a hot tub. A timber pedestrian gate also opens to the gardens of Robin Hood Farm. Within the garden, an underground Calor gas tank is housed.

Exterior and Gardens – Robin Hood Farm

From the driveway, a timber pedestrian gate opens to Robin Hood Farm.

To the front of the property, there is a garden that is mainly laid to lawn with mature trees and shrubs. Adjacent to the garden is a stone flagged path, which runs along the front elevation, connecting both sides of the property, with exterior lighting and an external power point. Access can be gained to the main entrance door and living kitchen.

To the left side of the property, there is a sizeable stone flagged seating terrace with exterior lighting and a water tap. There is also a timber pergola that provides a pleasant space for seating with exterior lighting, an external power point and a pizza oven. Access can be gained to the living kitchen and a timber pedestrian gate opens to the rear of the property.

To the right side of the property, there is a cobbled courtyard enclosed by dry stone walling that offers potential for additional parking or seating with exterior lighting and an external power point. Access can be gained to the dining room and a timber vehicle gate and separate pedestrian gate opens to Old Brampton Road.

To the rear of the property, there is a gravelled area with stone steps leading down to a path that runs along the rear elevation and provides access to the utility room. Stone steps also rise to Robin Hood Farm's garden and a pedestrian gate opens to Robin Hood Cottage's garden.

The rear garden is mainly laid to lawn with mature shrubs and a timber decked seating terrace with exterior lighting, which can be used to serve the Curbar Gap bedroom suite or as a separate seating area. Further stone steps rise to an extension of the garden which merges into established woodland. The woodland is bordered by stone walling and a gate opens to a public footpath outside of the boundary, allowing access to beautiful walks along Birchen Edge from the doorstep.

Double Garage

32'10 x 19'8 (10.00m x 6.00m)

Having two up-and-over electric doors, light, power and an oak personnel entrance door.

Outbuilding

15'5 x 11'10 (4.70m x 3.60m)

Having double timber access doors and a personnel entrance door.

From the driveway, access can be gained to Robin Hood Cottage.



Exterior and Gardens

To the rear of the cottage, there is a gravelled path with exterior lighting which provides access to the living kitchen and wraps around to the front of the cottage. Stone steps rise to a fabulous garden that is mainly laid to lawn with mature trees, shrubs and a timber decked area provides the provision for a hot tub. A timber pedestrian gate also opens to the gardens of Robin Hood Farm. Within the garden, an underground Calor gas tank is housed.





Living Kitchen
23'0 x 15'5 (7.00m x 4.70m)

A wonderful open plan living kitchen with a vaulted ceiling with exposed timber beams, pendant light points, Velux roof window, recessed lighting, central heating radiator, TV/aerial/data points and oak flooring. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, upstands and an inset 1.0 bowl sink with a chrome mixer tap. Appliances include a Neff four-ring gas hob with a Neff extractor hood above, Neff fan assisted oven, Siemens under-counter fridge and a Neff dishwasher. The focal point of the room is the log burner, which stands on a sandstone hearth. An opening gives access to a hallway and a door opens to bedroom 2. Double hardwood doors with double glazed panels and matching side panels open to the terrace at the front of the property. Another set of double hardwood doors with double glazed panels open to the rear garden.



Bedroom 1
14'1 x 12'10 (4.30m x 3.90m)

A double bedroom with a side facing hardwood double glazed window, vaulted ceiling, Velux roof window, recessed lighting, central heating radiator and oak flooring.



Living Kitchen



Bedroom 2
13'5 x 10'10 (4.10m x 3.30m)

Another double bedroom with a front facing hardwood double glazed window, vaulted ceiling, Velux roof window, recessed lighting, central heating radiator and oak flooring.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: F

Services: Mains electric and mains water. LPG gas and sewage treatment plant. The broadband is currently on a leased fibre line and the mobile signal quality is limited, however wi-fi calling is available.

Rights of Access/Shared Access: None.

Covenants/Easements/Wayleaves and Flood Risk: The title does have covenants and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



Robin Hood Farm

Old Brampton Road, Baslow,
Bakewell, Derbyshire DE45 1PU

Offers in the Region of £1,495,000