



## Old Farmhouse Main Street, Sheldon, Bakewell, DE45 1QS

Asking Price £1,200,000

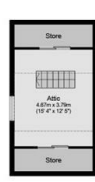
- Stunning former five-bed Chatsworth farmhouse
- Large living room, cosy snug and study
- Family bathroom, downstairs WC and utility room
- Beautiful village location in the heart of the Peak District
- Separate one bedroom barn conversion
- Beautiful principle bedroom with walk-in wardrobe and en suite
- Immaculate gardens to the rear, side and front
- Open plan kitchen/dining room with sitting area
- Four further bedrooms including one en-suite
- Plenty of off street parking and storage



**Ground Floor**  
Floor area 131.1 sq.m. (1,411 sq.ft.)



**First Floor**  
Floor area 110.0 sq.m. (1,184 sq.ft.)



**Second Floor**  
Floor area 26.8 sq.m. (288 sq.ft.)



**Annexe Ground Floor**  
Floor area 41.6 sq.m. (448 sq.ft.)



**Annexe First Floor**  
Floor area 15.7 sq.m. (169 sq.ft.)

Total floor area: 325.2 sq.m. (3,500 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Directions

## Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

## Council Tax Band

C

## EPC Rating:

E

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 71        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 54                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |