



Old Mill, Calver Road, Baslow, DE45 1RF

Old Mill, Calver Road

Baslow, DE45 1RP

Occupying a glorious setting backing onto the River Derwent with south westerly views, this stylish home has versatile accommodation arranged over two floors with a wealth of charming features alongside stylish fittings.

The front door opens to a broad reception hall with cloakroom /WC and access to a basement wine cellar. Steps lead down to an impressive reception room with high ceilings, a stone-built open fireplace and direct access to the garden and riverside terrace. Accessed from the reception room is a snug room with river views.

At the heart of the property is a formal dining room with front facing aspect and fitted cabinetry. An opening leads to a dining kitchen featuring a range of panelled units with worktops, incorporating stainless steel sink and drainer and a five burner range with extractor hood. The kitchen includes an integrated microwave/ steam oven and there is space for a dishwasher. Accessed from the kitchen is a utility room with further unit storage, sink and drainer, washing machine and dryer. There is additional space for a standalone fridge/freezer, wine cooler and freezer. A door provides access to a boot room with double doors opening to the driveway.

Stairs rise to the first-floor galleried landing with linen cupboard and window light providing excellent natural light. A spacious master suite enjoys a spectacular view across the River Derwent towards Chatsworth farmland. This wonderful room features a balcony, an exposed A frame truss, extensive fitted wardrobes and en-suite bathroom. The en-suite consists of bath, low flush WC, double washbasin, walk-in shower enclosure and a heated towel rail.

Accessed from the galleried landing is a home office/bedroom with front facing aspect and river views. A further hallway leads to two further bedrooms and a family bathroom. Bedroom two lies at the end of the hallway and is an ideal guest bedroom with dual aspect and high ceilings. Bedroom three is a further double bedroom with similar view. The family bathroom features a suite of bath with shower over, low flush W/C and pedestal washbasin.

Outside

Solid wood gates open to a gravelled driveway with parking up to four vehicles.

To the side and rear of the property is a spectacular riverside decked terrace with seating areas, patios and covered dining/ entertaining areas. Exposed former Mill machinery adds to the charm and there are stunning views across the Weir, to Baslow Bridge and across the Derwent to Chatsworth Farmland.

Its south-west facing orientation provides sun virtually all day long and includes a river island within the Derwent. The garden features a summerhouse and woodstore included in the sale.

- A three/four bedroomed converted Mill in the village of Baslow
- Stunning reception room with open fire and adjoining snug
- Well-equipped dining kitchen
- Master bedroom with ensuite bathroom and dressing area
- Formal dining room
- Family bathroom







Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.