
The Green
Curbar
S32 3YH
Saxton Mee









The Green,
, Curbar S32 3YH

Idyllic Setting with Impressive views of Curbar and Baslow Edges and the stunning Derbyshire Countryside

An enviably positioned, substantial, three storey, six bedroom, stone built home, almost 3000 square feet. Nestled in beautiful, well-stocked, mature gardens amounting to approximately a third of an acre. With generous off road parking for several vehicles and double garage with room above. The property enjoys spectacular views of Curbar Edge, Baslow Edge and the surrounding countryside. Curbar is a picturesque, sought after village in the Peak District National Park. Curbar is popular with walkers, cyclists and climbers. It boasts a highly regarded, Oftsted 'Outstanding' rated primary school and is in the catchment for Lady Manners Secondary School. The village is within easily commutable distance of major commercial centres. The light-filled, flexible accommodation is beautifully presented throughout and includes high quality fittings. The ground floor has underfloor heating and the first and second floors, gas-fired central heating.

- Highly Regarded School Catchment
- Mature Landscaped Gardens
- Superb Views Towards Curbar Edge
- Flexible Family Living Accommodation
- EPC: B
- Easy Commutable Distance Of Major Commercial Centres
- Almost 3000 square feet
- Double Garage & Off Road Parking
- Beautifully Presented Throughout
- Viewings: Bakewell Office

Idyllic Setting with Impressive views of Curbar and Baslow Edges and the stunning Derbyshire Countryside

An enviably positioned, substantial, three storey, six bedroom, stone built home. Nestled in beautiful, well-stocked, mature gardens amounting to approximately a third of an acre. With generous off road parking for several vehicles and double garage with room above. The property enjoys spectacular views of Curbar Edge, Baslow Edge and the surrounding countryside. Curbar is a picturesque, sought after village in the Peak District National Park. Curbar is popular with walkers, cyclists and climbers. It boasts a highly regarded, Oftsted 'Outstanding' rated primary school and is in the catchment for Lady Manners Secondary School. The village is within easily commutable distance of major commercial centres. The light-filled, flexible accommodation is beautifully presented throughout and includes high quality fittings. The ground floor has underfloor heating and the first and second floors, gas-fired central heating.

The ground floor accommodation flows beautifully from:

Entrance Porch
With tiled floor, leading to

Rear Entrance Hall
A glazed entrance door opens into a welcoming entrance hall with tiled floor, leading to

Sitting Room
A generously proportioned, light-filled, triple aspect reception room with with spectacular views towards Curbar and Baslow Edges. Oak flooring and inset fireplace housing a Clearview Woodburning Stove. French doors lead onto the seating terrace, again with stunning views.

Living Kitchen
A very spacious fitted 'Rational' kitchen with extensive high gloss wall and base units and granite surfaces. A comprehensive range of high specification integrated appliances including dishwasher, wine fridge, double ovens, four ring electric and two ring gas hobs and extractor. A double Blanco sink with central pillar tap set in granite work surface with matching up stand. A substantial central island with granite top provides seating for dining and additional units beneath. Tiled floor and double glazed windows to three sides overlooking the garden. Two of the aspects enjoying the spectacular views to Curbar and Baslow Edges.

Dining Room
A generous reception room leading off the expansive kitchen. With double glazed window overlooking the front 'cottage' garden, oak flooring and french doors leading onto a seating terrace. Inset fireplace with Birchover stone surround, housing a Stovax wood-burning stove.

WC
Comprising low flush WC and wash hand basin. Tiled floor.

Front Entrance Hall
With Oak Front door. Oak staircase leading to the first floor, oak flooring and double glazed window overlooking the 'cottage' garden.

First Floor Landing
Spacious, galleried landing with oak balustrade and staircase continuing onto the second floor. Double glazed window overlooking the garden and enjoying picturesque views.

Master Bedroom
A large double bedroom with double glazed window enjoying views of Curbar Edge and Velux window with views towards Baslow Edge. Built in storage.

En-Suite
Comprising contemporary shower enclosure with LED lighting, wash hand basin, low flush WC, ladder style heated towel rail, partially tiled walls and Velux window.

Bedroom Two
A large, dual aspect, double bedroom with double glazed windows offering views to the Edges and over the garden. Built-in storage.

En-Suite
Comprising contemporary shower enclosure with LED lighting, tiled floor, partially tiled walls and ladder style heated towel rail.

Bedroom Three
A double bedroom with double glazed window overlooking the garden. Radiator and extensive built in wardrobe.

Bedroom Four
A double bedroom with double glazed window with with view across the valley to Eyam. Extensive built in wardrobe.

Second floor landing
With oak balustrade, Velux windows with view to Curbar Edge and built in storage.

Bedroom Five
A double bedroom with two Velux windows with views to Curbar Edge and surrounding countryside. A further side aspect double glazed window with views to Baslow Edge.

Bedroom Six
With Velux window with views to Curbar Edge and a further side aspect window with views across the valley to Eyam and surrounding countryside.

WC
Comprising low flush WC and wash hand basin.

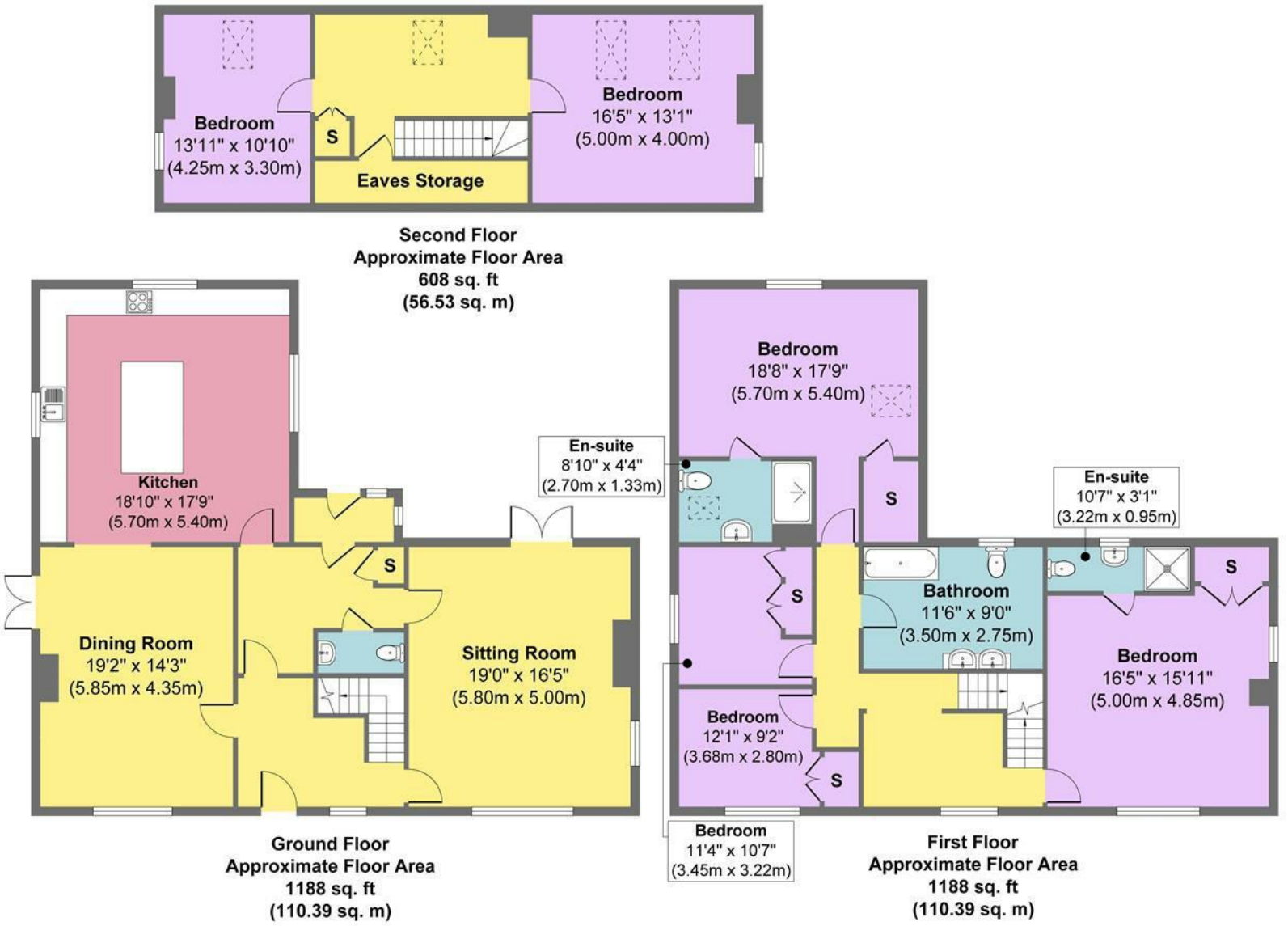
Garage
A double garage with electric doors, power, light and sink unit and water boiler with space and plumbing for appliances. Steps at the rear ascend to a storage room above.

The attractive, wrap-around, well-stocked, landscaped gardens amount to approximately a third of an acre. With planted beds and borders, specimens shrubs and trees including soft fruit, berries, apple and pear and cherry trees. The well-tended garden also includes raised beds, shaped level lawns with cottage garden borders, several paved and gravel seating areas; ideal for entertaining and a glazed, stone built greenhouse.

From almost all of the garden, the views to Curbar and Baslow Edges and the surrounding countryside are truly stunning. The garden is made up of several distinct areas lending itself to entertaining, playing, growing produce, relaxing and enjoying the evening sun as it casts its glow on Curbar Edge.

Features And Specifications
Constructed from local Birchover gritstone and Welsh slate roof. This house was built to be low energy with a low carbon footprint; with high insulation values; air ventilation system; underfloor heating to the ground floor and gas central heating to the first and second floors. Integrated Solar photovoltaic roof systems for hot water and electricity generation leading to low running costs. As supported by the favorable EPC rating.

Pear Tree House



Approx. Gross Internal Floor Area 2971 sq. ft / 276.04 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property















