





# Castle Hill Farmhouse, Baslow Road

Bakewell, DE45 1AA

A Grade II listed, three double bedroom semi-detached cottage, ideally positioned on the edge of Bakewell, enjoying views over the water meadows and within easy reach of the town's amenities.

This charming period home offers well-proportioned accommodation arranged over two floors and retains a wealth of character throughout. The property benefits from cottage gardens to three sides, a detached single garage, and off-road parking for two vehicles. While well maintained, the property would benefit from cosmetic updating, offering an excellent opportunity to personalise.

The ground floor accommodation comprises a welcoming sitting room, a kitchen, a separate dining room (second reception room), rear



- Grade II listed semi-detached cottage in the market town of Bakewell
- Kitchen and utility room/rear porch
- Attractive cottage gardens to three sides
- Offered to market with no onward chain
- Three double bedrooms, all with pleasant views
- Ground floor family bathroom
- Detached single garage and off road parking for two vehicles
- Two reception rooms
- First floor bathroom and separate shower room
- Edge of Bakewell location, short walk to local amenities





porch/utility room, and a family bathroom.

To the first floor, a landing provides access to three double bedrooms, along with a family bathroom and a separate shower room.

Externally, the property is surrounded by attractive cottage-style gardens on three sides, providing a pleasant outdoor space to enjoy. A detached single garage and off-road parking for two vehicles complete the property.









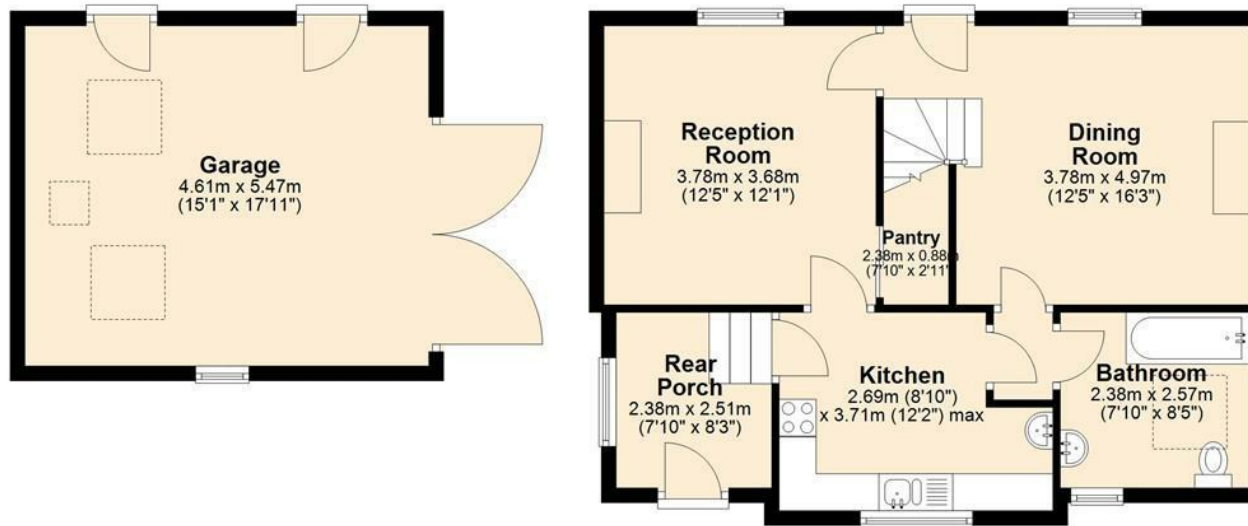






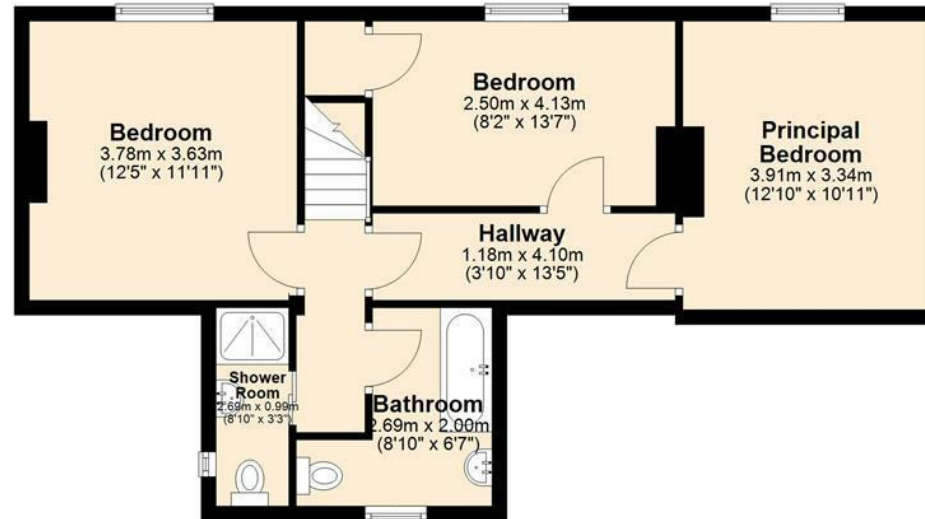
### Ground Floor

Approx. 80.7 sq. metres (868.4 sq. feet)



### First Floor

Approx. 55.7 sq. metres (599.2 sq. feet)



Total area: approx. 136.3 sq. metres (1467.6 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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