



Whetstone Cottage, Eaton Hill

Baslow, Bakewell, DE45 1SB

A charming three bedroom stone built cottage, beautifully positioned in the village of Baslow, benefitting from two driveways, detached garage and delightful gardens. Occupying a superb location on Eaton Hill and backing onto farmer's fields, this attractive cottage has bright accommodation arranged over two floors, including a wealth of original features.

The front door opens to an entrance hall with solid wood flooring, cloakroom WC and access to all ground floor accommodation. The main sitting room is a dual aspect room with bay window, garden aspect, and beams to the ceiling. The focal point of the room is provided by a stone-built fireplace with Clearview wood burning stove. The adjoining dining room has a dual aspect with an alternative front door leading to the garden. This lovely room has a further original fireplace and fitted cabinetry and shelving. The dining kitchen features a range of panelled units with granite worktops, incorporating a Neff double oven, a Neff four burner induction hob with extractor over, integrated dishwasher and space for American style fridge freezer and washing machine. The sink and drainer is set beneath a front facing window overlooking the garden with instant hot water tap. The kitchen features a central island with fitted storage, drawers, and solid wood



- Three bedroom detached stone-built cottage in the village of Baslow
- Stunning bespoke kitchen with granite worktops
- Attractive landscaped gardens to three sides
- Internal viewing essential
- Dual aspect sitting room with Clearview stove
- Impressive garden room with French doors
- Lovely position backing onto farmer's fields
- Dining room with original fireplace
- Stunning principal bedroom with ensuite and dressing room
- Two driveways and single garage



worktops. An opening from the kitchen leads to a stunning garden room with dining area, high ceilings and superb natural light. Two sets of French doors open to the garden and there are pleasant views across the local farmer's field. Accessed from the entrance hall, is a dual aspect bedroom/study with fitted wardrobes, cabinetry, and under stairs storage.

Stairs rise to the first-floor landing with access to all rooms and fitted storage cupboard. The principal bedroom is a large dual aspect double bedroom with large walk-in dressing room. The fully fitted dressing room features shelving, hanging space and drawers. A luxury ensuite adjoins the bedroom, featuring low flush WC, roll top bath, countertop wash basin, walk-in shower enclosure, and stylish heated towel rail. The bathroom benefits from under floor heating. Bedroom two is a further dual aspect bedroom with pleasant views across the front and side garden. The ensuite features a low flush WC, countertop wash basin, walk-in shower enclosure and heated towel rail.

Outside, to the front and side of the property are two driveways, one with a large garage with electric roll a door. There are beautifully maintained landscape gardens to three sides of the property, with deep floral borders, a level lawn, and patio seating areas. To the rear of the property is a large patio space, adjoining the garden room with pleasant views across farmer's fields and hillsides in the distance. Two lovely features of the garden are rose clad Trellis and mature Wisteria, fronting the property.

Services

Mains gas

Mains electricity

Mains drainage

Underfloor heating in the kitchen and bathroom.

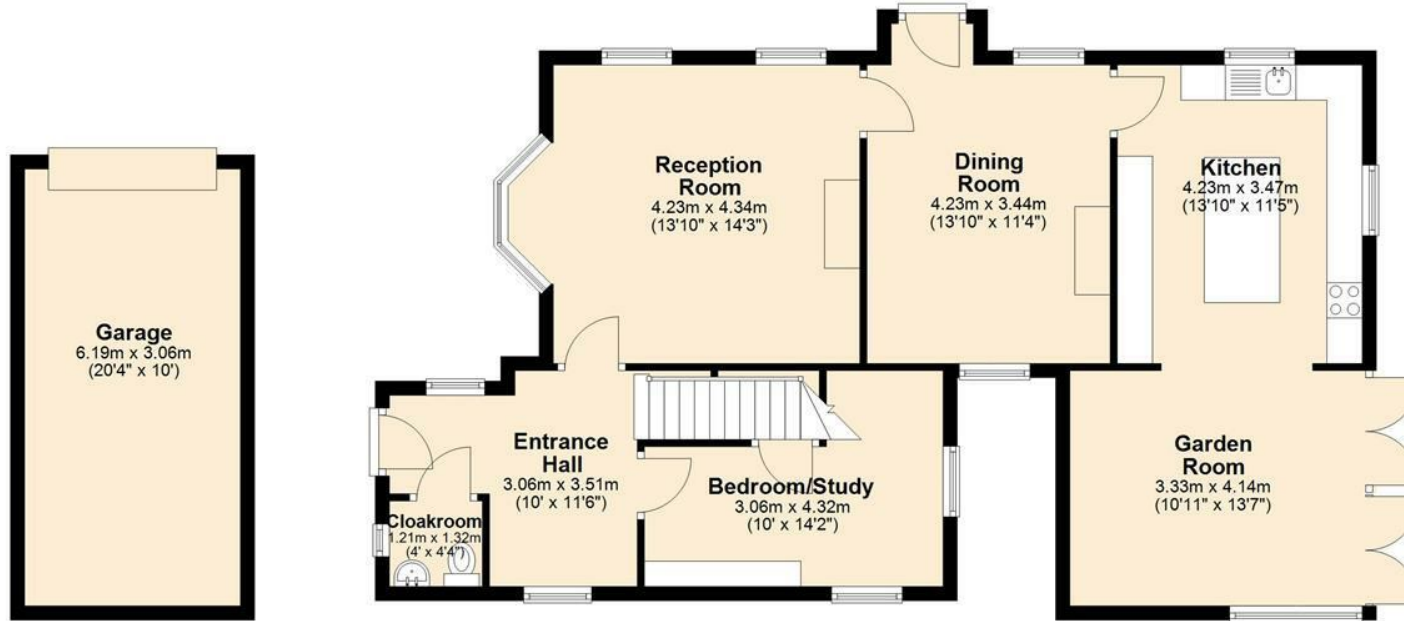






Ground Floor

Approx. 106.4 sq. metres (1144.9 sq. feet)



First Floor

Approx. 53.3 sq. metres (573.6 sq. feet)



Total area: approx. 159.6 sq. metres (1718.4 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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