



# Yeld Mount, Bar Road

Baslow, Bakewell, DE45 1SF

A side porch opens into an inviting entrance hall with parquet flooring, cloakroom/WC and a pleasant outlook across the valley. From here, access is provided to the principal ground floor rooms.

At the heart of the home lies the charming dining room, featuring a brick-backed fireplace, fitted bookshelving and a useful storage cupboard. An arched opening leads through to the dual-aspect sitting room, a wonderful light-filled space with shuttered windows framing spectacular south-westerly views across the village and surrounding countryside. The room is centred around a Clearview wood-burning stove, creating a warm and welcoming atmosphere.

Situated at the rear of the property is the large dining kitchen, appointed with solid wood flooring and a range panelled units with worktops. The kitchen incorporates a Butler sink and a five-burner range with extractor and two side-facing windows provide excellent natural light and views towards Chatsworth woodland. There is space and plumbing for additional appliances including a dishwasher, washing machine, fridge freezer and condenser dryer. A stable door opens directly onto a patio garden with lovely view; the ideal place to enjoy the morning sun.



- Substantial three bedroomed end terraced home in the village of Baslow
- Dining room and spacious dining kitchen
- Lovely front garden, ideal for families and patio with spectacular views
- Superb home office, perfect for home working

- Spectacular setting with stunning views across the Chatsworth Estate
- Family bathroom with separate shower enclosure
- Entrance porch, welcoming reception hall and cloakroom/WC

- Sitting room with dual aspect, bay windowed and Clearview multi-fuel stove
- Driveway parking for two cars and large garden store
- Three double bedrooms including dressing room to the main bedroom



From the entrance hall, stairs rise to the first-floor landing, giving access to all rooms. The principal bedroom is a generous double room with exceptional views and a walk-in dressing room fitted wardrobes. The second and third bedrooms are both well-proportioned doubles, each with views towards the Chatsworth Estate; bedroom three features a striking floor-to-ceiling window, fitted storage and access to the attic.

The luxury family shower room is fitted with a high-quality suite comprising a low-flush WC, pedestal wash basin, bath with shower over, heated towel rail and a separate glazed shower enclosure.

#### Outside

The property benefits from driveway parking for two vehicles, leading to a large timber-built store. The front garden is laid to lawn with beech hedging, a summer house and dwarf stone walling. To the side is a delightful patio garden enjoying uninterrupted views, while to the rear is a small yard shared with the neighbouring property.

A further feature is the stone-built outbuilding, currently arranged as an excellent home office with power, lighting, fitted desk space and UPVC door – an ideal environment for home working.

This superb home offers spacious accommodation, beautiful gardens, exceptional views and a highly sought-after Baslow location – perfect for families or those seeking an idyllic Peak District lifestyle.

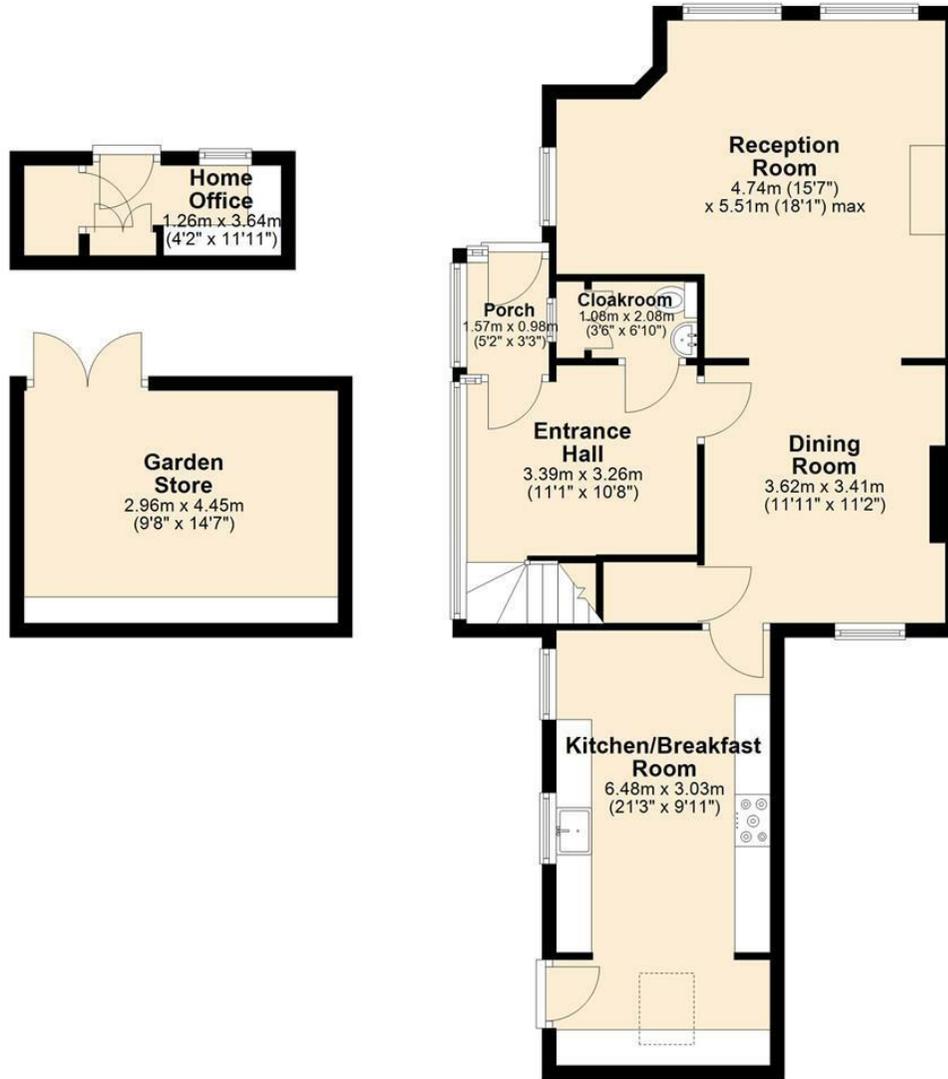






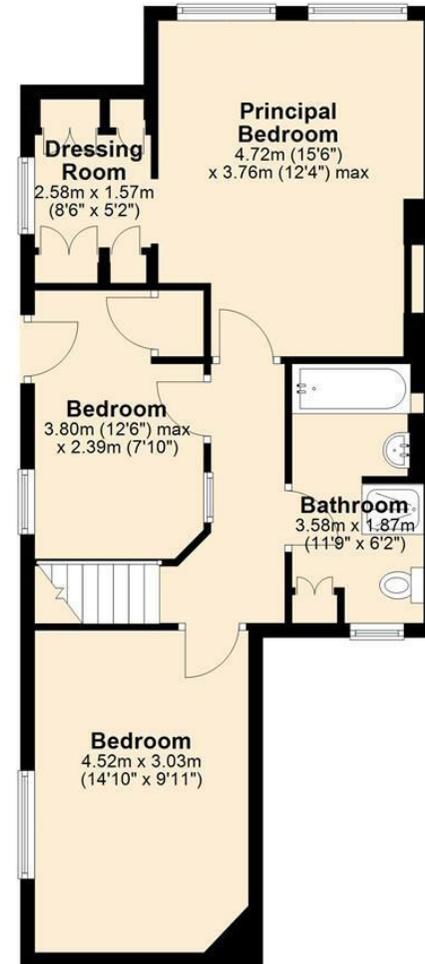
### Ground Floor

Approx. 89.3 sq. metres (961.6 sq. feet)



### First Floor

Approx. 58.7 sq. metres (631.5 sq. feet)



Total area: approx. 148.0 sq. metres (1593.1 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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