



7 Castle Hill, Baslow Road

Bakewell, Derbyshire DE45 1AA



7 Castle Hill Baslow Road

An exceptional mews conversion set within a distinguished Grade II listed property in the heart of Bakewell

INTRODUCTION

Situated within this stunning Grade II listed property, an attractive Mews conversion which has been converted to an exceptional standard offering a turnkey home in a truly idyllic location with views to the front over the water meadows and River Wye and overlooking the market town of Bakewell.

Forming part of the prestigious Castle Hill, a Georgian residential development which centres around a grand main house and private courtyard. Alongside its historic charm, the property benefits from a share in the communal grounds located on the roadside as well as two allocated parking spaces.



KEY FEATURES

- Located on the edge of the historic market town of Bakewell
- Exclusive Grade II listed Castle Hill development
- Four large double bedrooms and two bathrooms
- Lovely spacious open plan living area with views down over the water meadow and towards River Derwent
- Master bedroom with ensuite bathroom
- Allocated offroad parking for two vehicles
- For sale with immediate vacant possession and no chain
- Bakewell has excellent amenities and first class schools
- Early inspection strongly recommended
- Annual service charge £1800 per annum





GROUND FLOOR

Entrance hall with a lovely wide entrance area, cloakroom and utility area, lounge with front and rear facing Georgian style sash windows and oak floor, opening through into a large dining area which in turn opens through into the breakfast kitchen with an extensive range of base and wall units, range of appliances, Granite worksurfaces and large central island, access to small patio area and lovely country views. Inner hall, double bedroom four.





FIRST FLOOR

On the first floor large long landing, very large master bedroom with attractive views down over the water meadows and the River Derwent, large ensuite luxury bathroom, double bedroom two and double bedroom three, family bathroom with full suite and separate shower.









OUTSIDE

Outside the property has a peaceful setting and two designated parking spaces along with additional visitors parking, communal grounds, a pathway and gate giving access down into Bakewell town centre.

The property's location is ideal within walking distance of Derbyshire's wealth of local amenities including shops, cafes, restaurants and Country Inns. It also lies within the catchment of the highly regarded primary and secondary schools and is conveniently close to the historic landmarks such as Chatsworth Country Estate and Haddon Hall. For commuters, major commercial centres are easily accessible.

The property is offered with a 999 year Leasehold interest along with a 11th share in the Management company including Freehold of the land. Freehold available to purchase by agreement.







7 Castle Hill, Baslow Road Floorplan

7 Castle Hill



Ground Floor
Approximate Floor Area
894 sq.ft
(83.03 sq.m.)



First Floor
Approximate Floor Area
892 sq.ft
(82.89 sq.m.)

Approx. Gross Internal Floor Area 1786 sq.ft / 165.92 sq.m

Illustration for identification purposes only. Measurements are approximate, not to scale.



For further information contact
the Bakewell office on:

01629 815307

Stephanie Gough - steph.gough@saxtonmee.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. SERVICES: The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. MEASUREMENTS: Please note all the measurement details are approximate and should not be relied upon as exact. FLOORPLANS; Plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures, fittings or furnishings.