



EADON ■  
LOCKWOOD ■  
& RIDDLE ■  
ESTD 1840

Kingfisher Cottage, 3 School Lane, Baslow, DE45 1RZ

# Kingfisher Cottage, 3 School Lane

BASLOW, DE45 1RZ

**Price :** Offers In The Region Of £450,000

**Tenure :** Freehold

**EPC Rating :** D

**Council Tax :** Band D

**Local Authority :** Derbyshire Dales

- Three bedrooomed cottage in the heart of Baslow
- Sitting room with multi-fuel stove
- Dining room & well-equipped kitchen with 5 burner range
- Master bedroom with en-suite
- Two further bedrooms & Luxury family bathroom
- Solid oak flooring & majority shuttered windows
- Double glazing throughout
- Off-road parking and detached garage.
- Good storage
- Tenure Freehold. Council Tax: Band D



A charming three bedrooomed cottage, beautifully positioned in the village of Baslow. Benefitting from a detached single garage, off-road parking and charming cottage garden. Occupying a superb location within easy access of the Chatsworth estate and the village amenities, this cottage has well-planned accommodation arranged over three floors, including two reception rooms, superb kitchen and master bedroom with en-suite.



The front door opens to the sitting room with solid wood flooring, and front facing window seat. The focal point of the room is provided by a gritstone fireplace with wood burning stove. An opening leads to the dining room with rear facing window seat and exposed solid wood lintels. An oak latched door opens to the kitchen featuring a range of panelled oak units surmounted by extensive worktop space, incorporating a stainless steel sink and drainer, fitted under counter fridge, freezer and washing machine. The kitchen features a five burner Lacanche range with chimney breast and extractor over. From the kitchen a door provides access to the garden.

From the sitting room an oak latched door leads to a small hall with shelving and stairs rising to the first-floor landing. Bedroom two is a front facing double with window seat and extensive fitted storage. Bedroom three is rear facing with garden aspect and fitted shelving, currently used as a study. The family bathroom serves the first floor and features a standalone rolltop bath, Victorian style wash basin, low flush wc and heated towel rail. Stairs rise to the master bedroom with extensive fitted wardrobes and dual aspect overlooking the garden. This spacious room features eaves storage, vanity area and en-suite featuring low flush wc, pedestal wash basin and shower with chrome attachments.

Outside, to the rear of the property is off-road parking for two vehicles, leading to a stone-built detached garage. A charming well-stocked cottage garden lies to the rear of the garage, featuring level lawn, deep floral borders and gazebo.

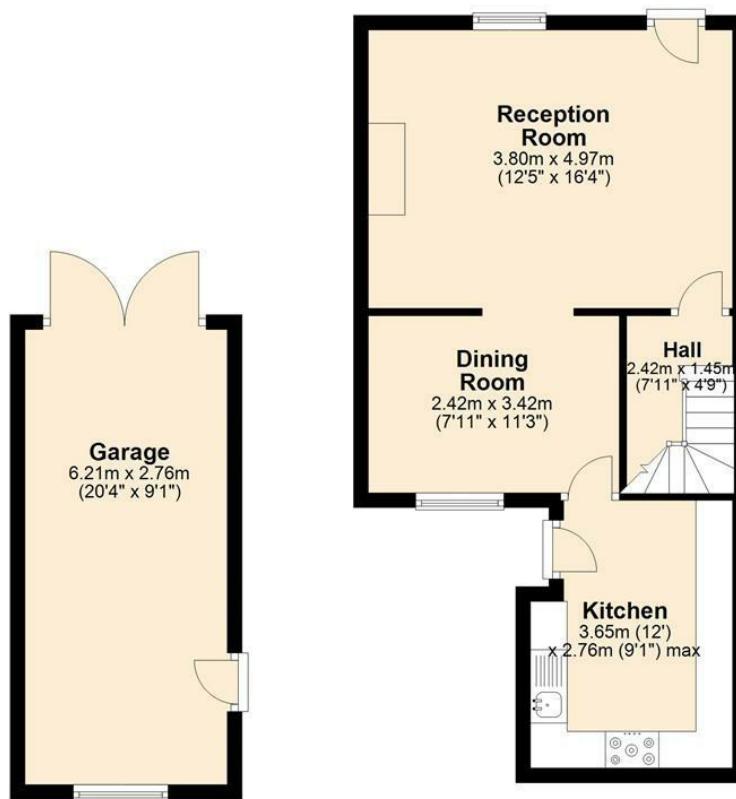






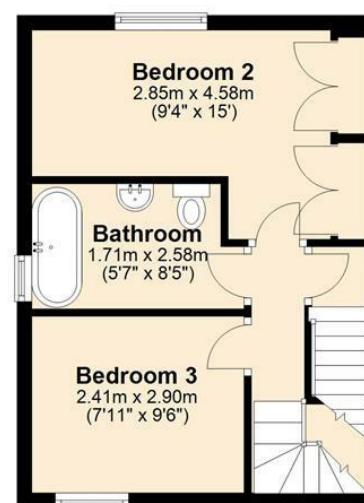
### Ground Floor

Approx. 58.2 sq. metres (626.1 sq. feet)



### First Floor

Approx. 28.9 sq. metres (310.9 sq. feet)



### Second Floor

Approx. 20.6 sq. metres (221.6 sq. feet)



Total area: approx. 107.6 sq. metres (1158.5 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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