



The Old Bakehouse, Calver Road Baslow, Bakewell, Derbyshire, DE45 1RP

A charming 17th century three bedroomed cottage beautifully positioned overlooking the River Derwent, in the village Baslow, benefitting from extensive off-road parking, a pretty garden and a single garage. Occupying a delightful setting with views across the River and easy access to excellent village amenities, this lovely cottage has accommodation arranged over two floors and is perfect as a full time residence, holiday home or investment property.

A covered porch opens to an entrance hall with access to all accommodation and stairs rising to the first floor. At the heart of the property is a dining kitchen with dual aspect including lovely view across the River Derwent towards Bubnell. The kitchen features a range of Shaker style units surmounted by extensive worktops incorporating sink and drainer, Smeg oven, four burner electric hob and space for a family table and chairs. The kitchen also features a shelved pantry, exposed oak beams and quarry tiled floor.



- A charming three bed cottage in the village of Baslow
- Spectacular position overlooking the River Derwent
- Garage, courtyard driveway and car port/covered area

- Delightful cottage garden
- Sitting room with balcony overlooking the river
- Dining kitchen

- Three bedrooms including master bedroom
- Family bathroom
- UPVC triple glazing throughout
- Internal viewing essential



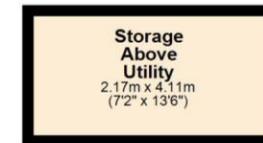
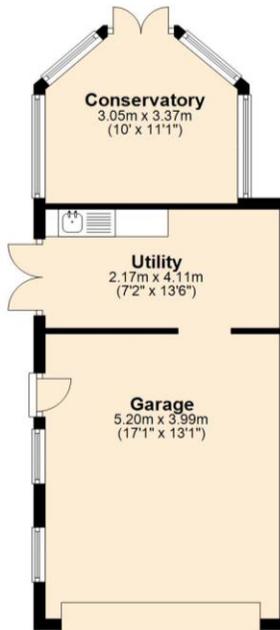
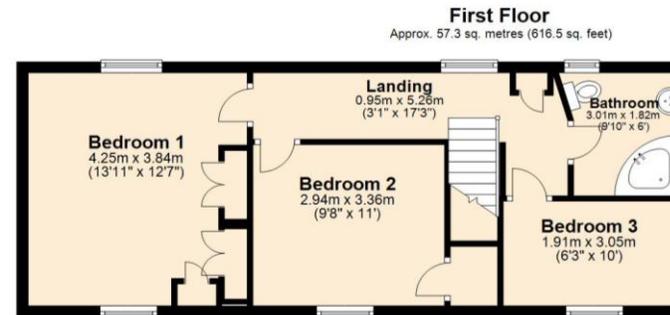
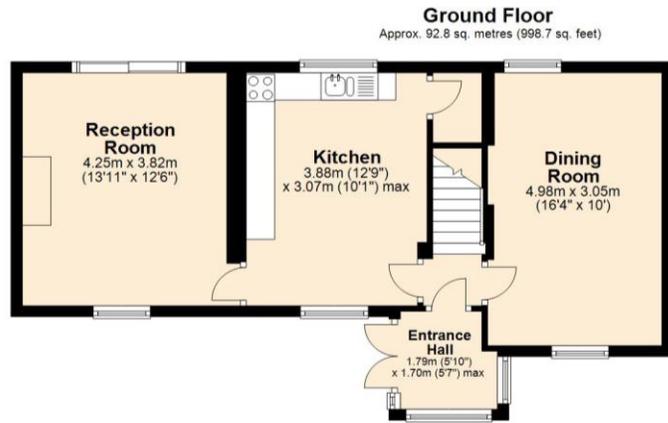
The adjoining sitting room also has a dual aspect with stone-built fireplace with living flame gas stove. Sliding doors open to a balcony overlooking the River Derwent. Accessed off the entrance hall is a separate dining room with dual aspect.

Stairs rise to the first-floor landing with rear facing window and panelled doors to all rooms. Bedroom one is a generous double river view, garden view and built in wardrobes. Bedroom two is a further double bedroom with front facing aspect and fitted wardrobe. The family bathroom features a suite consisting of low flush, WC, washbasin with storage underneath and bath with shower. Bedroom three is a single bedroom overlooking the garden.

Outside, to the front of the property is a two-storey stone-built garage providing ample parking for one vehicle. To the rear of the garage, is a convenient utility room with further garden store room at the first level. A five bar gate provides access to a courtyard driveway with covered car port and turning space. A charming cottage garden features a lawn, well stocked borders and raised beds. The boundaries are defined by a laurel hedge and stone wall. To the rear of the garage is a garden room /conservatory which is ideal for a sitting out during summer months.







Total area: approx. 150.1 sq. metres (1615.2 sq. feet)