



Nether Cottage, Eaton Hill, Baslow, Bakewell, DE45 1SB

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A charming three-bedroom detached cottage, beautifully positioned in the heart of Baslow, standing in attractive gardens with views towards Chatsworth Park and a detached double garage with accommodation above. Believed to date back to the 1730s, this delightful home combines period character with modern comfort. Conveniently situated for local amenities and the scenic walks within Chatsworth Park, Nether Cottage offers an exceptional opportunity to enjoy village life in a picturesque Peak District setting.

A front door opens into a tiled entrance porch, which in turn leads into the dining kitchen. This dual-aspect room features high ceilings, exposed beams, and tiled flooring. The stylish kitchen, designed by Pre-Eminence of Matlock, includes granite worktops, a double Butler sink, a central island, integrated dishwasher, and a Rangemaster cooker with extractor hood above. From the kitchen, there is access to a useful utility room providing additional worktop space and housing a washer/dryer, undercounter fridge and freezer, all included in the sale.

At the centre of the property lies the dining room, complete with a charming window seat overlooking the garden. Leading from the dining room is a lovely garden room, fitted with bi-fold doors that open directly onto the patio terrace—an ideal space for entertaining and enjoying the garden throughout the seasons.

The main sitting room is a welcoming dual-aspect space featuring oak-fitted book shelving, a beamed ceiling, and an original gritstone fireplace with Huntingdon electric as its focal point. A further door also provides additional access to the garden. From the sitting room and dining room, a hallway with original stone-flagged flooring has fitted storage and a cloakroom/WC. A staircase rises from here to the first floor.

The first-floor landing features panelled doors leading to the bedrooms and a loft hatch providing access to the attic. The principal bedroom is a dual-aspect double room with extensive



- Three bedrooomed detached cottage in the heart of Baslow
- Dining kitchen with adjoining utility room
- Sitting room with original fireplace and electric stove
- Sealed unit double glazing
- Stunning south facing position Chatsworth Park views
- Dining room with window seat
- Family shower room, en-suite principal bedroom & separate downstairs cloakroom/wc
- Detached double garage with en-suite accommodation above
- Stunning garden room with bi-fold doors
- Delightful gardens to front and rear



fitted wardrobes by Hammonds, a stone mullion window, and exposed beams. An en-suite shower room features a WC, washbasin and shower enclosure. The second bedroom also has a dual aspect, offering pleasant garden views and exposed beams. The third bedroom is a single room currently used as a home office, overlooking the rear garden. The family shower room is tastefully appointed with a walk-in shower enclosure, countertop wash basin, low-flush WC, and a Victorian-style radiator.

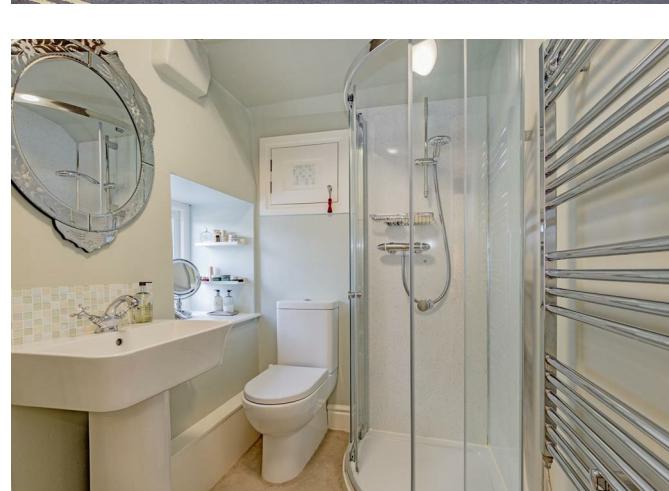
Double Garage with accommodation above
The property benefits from a detached double garage with electric doors, an EV charger, and fitted racking. Above the garage is excellent ancillary accommodation to the main house accessed externally from the garden. The accommodation comprises of a double bedroom with fitted storage and eaves storage. The en-suite shower room includes a low-flush WC, countertop wash basin, walk-in shower enclosure, and heated towel rail.

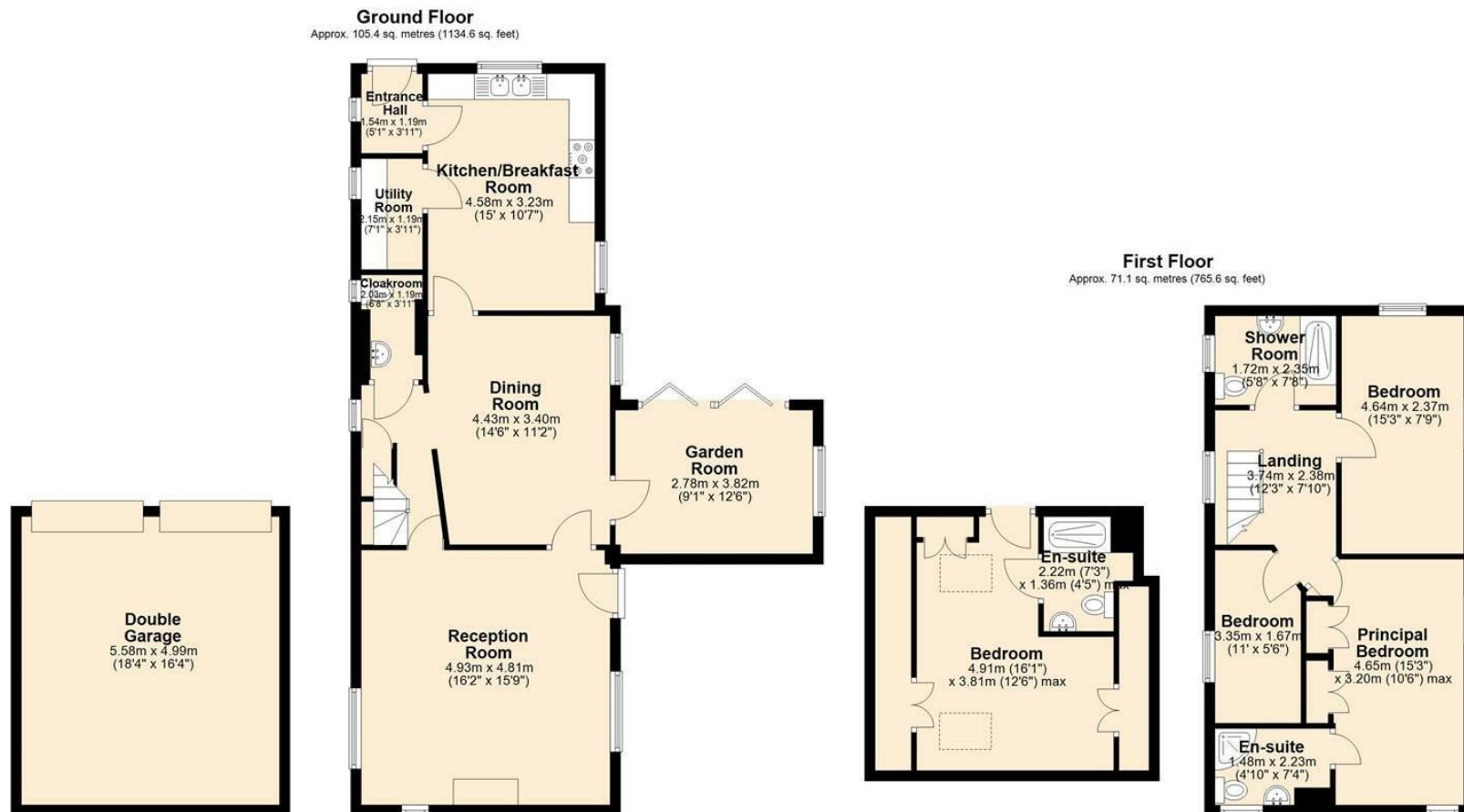
Nether Cottage stands within attractive, beautifully maintained gardens to both the front and rear. The front garden enjoys lovely views towards Chatsworth Park and is mainly laid to lawn with deep floral borders and acoustic fencing. A pedestrian gate provides access to the heart of the village via a series of steps and a wildlife garden. In front of the cottage, two delightful patio terraces provide ideal spaces for sitting out and enjoying the surroundings during the summer months. This garden also features a shed.

To the side and rear of the property, the gardens continue, laid mainly to lawn and featuring a greenhouse, fruit trees and raised beds. A delightful elevated seating area enjoys far reaching views across the village.



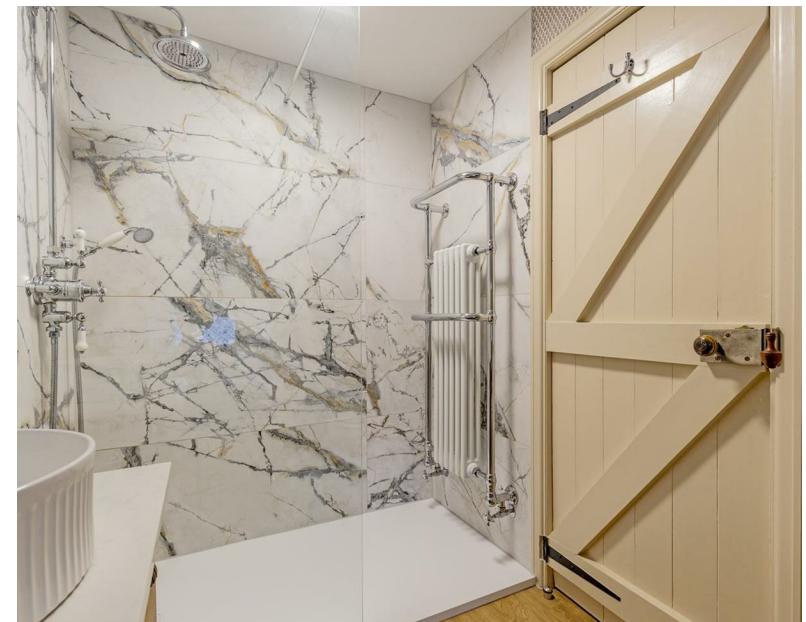






Total area: approx. 176.5 sq. metres (1900.2 sq. feet)

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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