



Sycamore Cottage, School Lane

Baslow, Bakewell, DE45 1RZ

A stone built three bedroomed detached cottage located in the picturesque village of Baslow, with off-road parking for two vehicles and easily maintained rear garden. Occupying a superb location on School Ln, this charming cottage has accommodation arranged over two floors. The property benefits from UPVC double glazing throughout. It is believed the property was formally three cottages at one stage and is now offered to the market with no onward chain. The property requires cosmetic updating throughout and is a perfect small residence, holiday cottage or starter home.

The front door opens to a reception hall with a cloak storage and front facing mullioned window. A hallway provides access to further accommodation and stairs rise to the first floor. The kitchen enjoys a dual aspect with a fitted seating area and three large windows provide excellent natural light. The kitchen features a range of units with worktops incorporating sink and drainer and space



- Three bedroomed stone-built cottage in the Village of Baslow
- Dual aspect sitting room
- Downstairs family bathroom
- Freehold
- Off- road parking for two vehicles
- Dining Kitchen
- Cosmetic updating required throughout
- Easily maintained walled patio garden
- Broad entrance hall
- Council Tax Band E



for stand alone oven/ fridge freezer and washing machine. The adjoining reception room also enjoys a dual aspect with French doors opening to the garden. A family bathroom features low flush WC, pedestal wash basin and bath.

Stairs rise to first floor landing with a rear facing window which leads to doors to all rooms. Bedroom one is a dual aspect double bedroom with pleasant view down school lane and fitted wardrobes. Bedroom two is a further generous room with a dual aspect and a lovely en- suite. The en- suite features a low flush WC, pedestal wash basin and shower enclosure with electric shower. Bedroom three is a single bedroom with a side facing aspect.

Outside to the front of the property adjoining School Lane is off-road parking for two vehicles. To the rear of the property is an easily maintained walled terrace garden with a patio area, gate to the lane and an elevated terrace with lovely views and deep floral borders.

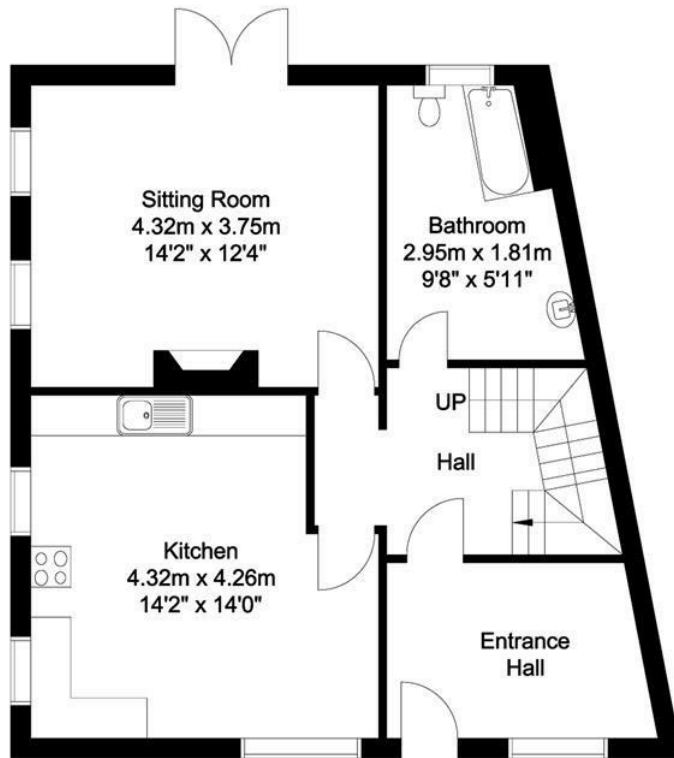
Services: electric service heaters, mains drainage



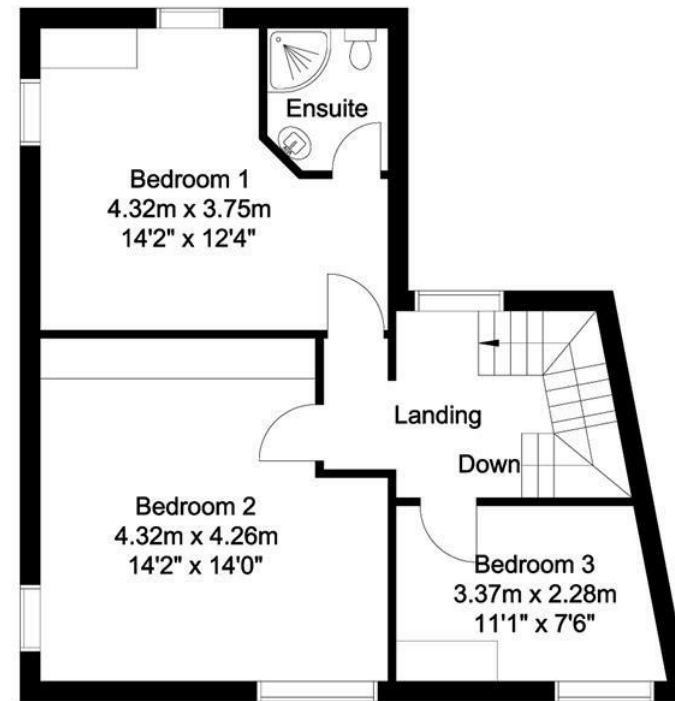




Ground Floor
57 sq m/613.54 sq ft
Approx.



First Floor
49 sq m/527.43 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2024

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.



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.