

THE MILL HOUSE



BLenheim





AN EXCEPTIONAL
RIVERSIDE HOME,
SET WITHIN THE
BREATHTAKING
PEAK DISTRICT

WELCOME TO THE MILL HOUSE,
AN ABSOLUTELY OUTSTANDING
FOUR BEDROOMED DETACHED
PROPERTY LOCATED IN THE
SOUGHT-AFTER PEAK DISTRICT
VILLAGE OF BASLOW.

With well-proportioned reception rooms, four double bedrooms and beautiful views of the River Derwent to the rear, this gorgeous home provides a superb opportunity for a variety of purchasers.





SNUG

On the ground floor are the main living areas. The heart of the home is undeniably the lounge/dining room, which provides a useful space for entertaining or hosting.

The snug is light-filled, and features a log burner and a door which opens to the extensive rear garden. Completing the ground floor is a well-appointed kitchen, a utility room and a downstairs WC. The first floor houses the bedrooms, including a generously proportioned master bedroom suite, two additional bedrooms and the family bathroom, whilst the second floor houses an additional bedroom.

A real asset to the property is the outstanding exterior. To the front, there is off-road parking for multiple vehicles and a garage. To the rear is an exceptional garden with an array of plants, multiple seating areas and exquisite views of the River Derwent.

The property is situated within the sought-after village of Baslow and is within walking distance to a range of amenities, including public houses, shops, cafes and restaurants. Additionally, there is good local schooling within the area. Baslow Edge and Curbar Edge are just a short drive away and provide scenic walking trails. Sheffield and Chesterfield can be reached by road in around 20 minutes, whilst Buxton can be reached within half an hour and Manchester is under one hour away. The desirable Peak District location enables easy access to all that the National Park has to offer such as Bakewell, Ashford-in-the-Water, Chatsworth, Hathersage and Eyam.

The property briefly comprises of on the ground floor: Entrance hallway, WC, lounge/dining room, snug, storage cupboard, kitchen, utility room, storage cupboard 2.

On the first floor: Landing, airing cupboard, master bedroom, master en-suite shower room, bedroom 2, bedroom 3, family shower room and storage cupboard.

On the second floor: Landing, eaves storage and bedroom 4.

Outbuildings: Garage, store and garden store.



GROUND FLOOR

A composite door with a double glazed obscured panel opens to the entrance hallway.

Entrance Hallway

With an exposed timber beam, pendant light point, central heating radiator and tiled flooring. A timber door opens to the WC and timber doors with double glazed obscured panels open to the lounge/dining room, snug and utility room.

WC

Having a side facing UPVC double glazed obscured window with shutters, flush light point, central heating radiator and tiled flooring. A suite comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

Lounge/Dining Room

27'11 x 12'10 (8.50m x 3.90m)

A beautiful lounge/dining room with rear and side facing UPVC double glazed windows with shutters, exposed timber beams, wall mounted light points and central heating radiators. Fitted furniture includes shelving. The focal point of the room is the log burner with a stone surround and hearth. A UPVC door with a double glazed panel opens to the side of the property.

Snug

13'5 x 12'6 (4.10m x 3.80m)

Having a rear facing UPVC double glazed window with shutters, flush light point, exposed timber beam, central heating radiator and timber flooring. The focal point of the room is the log burner with a stone surround and hearth. Timber doors open to the storage cupboard and kitchen. A UPVC door with a double glazed panel opens to the rear of the property.

Storage Cupboard

A useful area for storage.

Kitchen

12'2 x 10'2 (3.70m x 3.10m)

A well-appointed kitchen with rear and side facing UPVC double glazed windows with shutters, triple glazed roof lantern, recessed lighting, central heating radiator and ceramic tiled flooring. A range of fitted base/wall and drawer units incorporate a work surface, tiled splashbacks, under-counter lighting and an inset I.O bowl sink with a chrome mixer tap. Appliances include a range cooker and extractor hood. A timber door opens to the utility room.

Utility Room

With a side facing UPVC double glazed window with shutters, pendant light point, central heating radiator and tiled flooring. A range of fitted base/wall and drawer units incorporate a work surface, tiled splashbacks and an inset 1.5 bowl sink with a chrome mixer tap. A cupboard houses the Vaillant boiler. Appliances include an under-counter freezer. Double timber doors open to a storage cupboard and a timber door opens to storage cupboard 2. A timber door opens to the front of the property.

Storage Cupboard 2

With a flush light point. A hatch opens to stone steps that descend to the wine cellar.

From the entrance hallway, a staircase with a steel handrail and glazed balustrading rises to the first floor.



LOUNGE/DINING ROOM





LOUNGE/DINING ROOM



UTILITY ROOM



LOUNGE/DINING ROOM



KITCHEN

FIRST & SECOND FLOORS

Landing

Having a side facing UPVC double glazed window with shutters, pendant light point and a central heating radiator. Timber doors open to the airing cupboard, master bedroom, bedroom 2, bedroom 3 and family shower room.

Airing Cupboard

With a central heating radiator and shelving.

Master Bedroom

13'9 x 13'1 (4.20m x 4.00m)

A good-sized master bedroom with a side facing UPVC double glazed window with shutters, pendant light point and a central heating radiator. A timber door opens to the master en-suite bathroom.

Master En-Suite Bathroom

With a side facing UPVC double glazed obscured window with shutters, flush light points, central heating radiator and timber flooring. A suite comprises a low-level WC and two wash hand basins with chrome mixer taps. To one wall is a freestanding bath with a chrome mixer tap and an additional hand shower facility. To the other wall is a separate shower enclosure with a rainhead shower, additional hand shower facility and a glazed screen.

Bedroom 2

13'0 x 10'2 (3.95m x 3.90m)

A double bedroom with a side facing UPVC double glazed window, pendant light point and a central heating radiator. Double timber doors open to shelving.

Bedroom 3

12'10 x 12'10 (3.90m x 3.90m)

Having a side facing UPVC double glazed window, pendant light point and a central heating radiator. Double timber doors open to shelving.

Family Shower Room

With a side facing UPVC double glazed obscured window, flush light point, heated towel rail, partially tiled walls and tiled flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. To one wall is a walk-in shower with a rainhead shower, additional hand shower facility and a glazed screen. A timber door opens to the storage cupboard.

Storage Cupboard

With shelving.

From the landing, a staircase with glazed balustrading rises to the second floor.

Second Floor

Landing

With a front facing UPVC double glazed window, flush light point and a central heating radiator. A timber door opens to bedroom 4 and timber doors give access to eaves storage.

Eaves Storage

Having shelving.

Bedroom 4

12'10 x 11'2 (3.90m x 3.40m)

With a rear facing UPVC double glazed window with shutters, flush light point, wall mounted light points and a central heating radiator. Access can be gained to the eaves storage through a small timber door.



LANDING



MASTER BEDROOM



FAMILY SHOWER ROOM



BEDROOM 2



MASTER BEDROOM



BEDROOM 3



MASTER EN-SUITE BATHROOM



BEDROOM 2



BEDROOM 4



BEDROOM 3



BEDROOM 4

EXTERIOR & GARDENS

To the front of the property, a timber access gate opens to a drive with parking for four vehicles. There is exterior lighting and external power. Access can be gained to the utility room, garage and garden store. A timber gate opens to access to the main entrance door.

Garage

21'0 x 10'2 (6.40m x 3.10m)

With a rear facing timber glazed window, electric up-and-over door, light and power.

Store

9'11 x 4'7 (3.03m x 1.39m)

With a side facing timber glazed window and a light. Timber doors open to the front of the property and to the rear garden.

A timber pedestrian gate opens to the front of the property, where access can be gained to the entrance hallway. There is exterior lighting and an array of stone planters.

A wrought iron gate opens to the rear garden.

The garden is fabulous, wrapping around the rear of the property. There is an array of mature trees, plants, raised flowerbeds and multiple areas for seating, all whilst overlooking the River Derwent. Access can be gained to the snug.

A timber door opens to the garden store.

Garden Store

With a side facing timber glazed window.





RIVER DERWENT, BASLOW



GARAGE & STORE

GROUND FLOOR & GARAGE

Ground Floor Approximate Floor Area:
890 SQ.FT. (82.7 SQ.M)

Garage & Store Approximate Floor Area:
258 SQ.FT. (24.0 SQ.M)

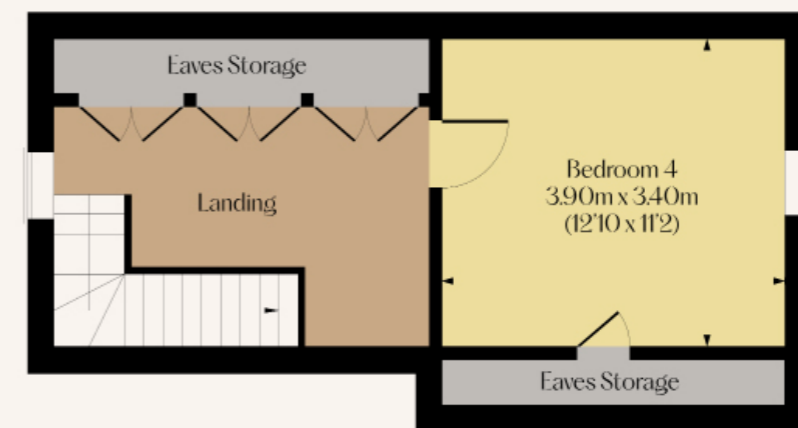
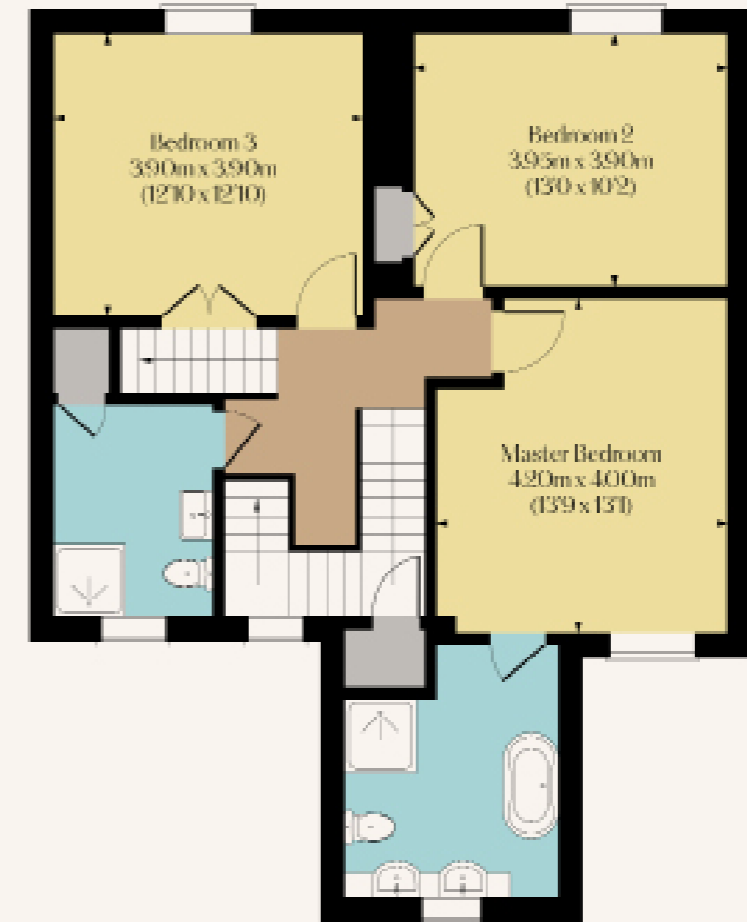
Total Approximate Floor Area (Including Garage & Store):
2175 SQ.FT. (202.1 SQ.M)



FIRST & SECOND FLOORS

First Floor Approximate Floor Area:
759 SQ.FT. (70.5 SQ.M)

Second Floor Approximate Floor Area:
268 SQ.FT. (24.9 SQ.M)



BEDROOMS 4	BATHROOMS 2
LIVING ROOMS 2	SQFT 2,175
TENURE Freehold	COUNCIL TAX G

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		83
69-80	C		
55-68	D	58	
39-54	E		
21-38	F		
01-20	G		

Services

Mains electricity, mains water, mains gas and mains drainage. The broadband is fibre and the mobile phone signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is low.

Conservation Area

The property is located in the Baslow and Bubnell Conservation Area.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

THE MILL HOUSE

Calver Road, Baslow, Bakewell,
Derbyshire, DE45 1RP

Offers in Excess of
£850,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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