FORGE HOUSE



BLENHEIM





A WONDERFUL FAMILY HOME, ACCOMPANIED BY MANICURED GARDENS

TUCKED AWAY IN A SMALL HAMLET WITHIN THE SOUGHT-AFTER VILLAGE OF BASLOW, WELCOME TO FORGE HOUSE.

This exceptional four bedroomed detached residence occupies a sizeable plot of approximately 0.65 of an acre, encompassing stunning gardens that have been meticulously landscaped, creating an exquisite haven in a beautiful setting.





The substantial accommodation offered by this family home is immaculately presented throughout.

Welcoming you into the property is the bright entrance hall, which connects to the primary living areas. The breakfast kitchen is superbly equipped with Neff and AEG appliances, as well as a fitted dining booth and table that is ideal for casual dining. Reception rooms are provided in abundance at Forge House; four in total, including a wonderful sun room overlooking the gardens and an exceptionally spacious sitting room and lounge, both with Dimplex Optimyst fireplaces. There is also a useful laundry room and downstairs WC.

Positioned on the ground floor and allowing great flexibility in layout, the master bedroom is a sumptuous sanctuary with fitted furniture and a fully tiled en-suite bathroom. The remaining three bedrooms are located on the first floor, all of which are generous in size.

What makes Forge House truly special is its magnificent garden that wraps around two elevations of the property. Comprising lush extensive lawns, a variety of mature trees and shrubbery, colourful rose bushes and a full-width stone flagged seating terrace that enables a seamless connection to the sitting room and sun room. Nestled in one corner of the garden, a peaceful retreat can be found in the garden room, perfect for enjoying evenings with family or perhaps a secluded space to work from home.

To the front of the house is a large block paved driveway which accommodates parking for multiple vehicles and also provides access to the double garage with an office above, and triple garage.

Forge House is located in Baslow, Derbyshire within the Peak District. Known for its boutique shops and being only a five minute walk from Chatsworth Park and around twenty minutes to Chatsworth House, Baslow is a lovely place to reside. The highly regarded Cavendish Hotel is within walking distance and the village boasts six fantastic restaurants, including Fischers which was recently awarded Michelin status. For those interested in sports, there is a local Sports Club offering a variety of activities such as tennis, cricket, football and crown green bowling. From the home, there are various entry points to spectacular countryside walks throughout scenic Peak District landscapes. Moments away is Bakewell, offering additional amenities such as supermarkets, shops, cafes, public houses and a further selection of dining options. Popular Peak District attractions such as the Monsal Trail, Haddon Hall, Eyam, the Baslow and Birchen Edges and Padley Gorge are all reachable within a short drive.

The schooling in the area is highly regarded, including the local primary school, St. Anselm's Preparatory School and Lady Manners in Bakewell. Sheffield and Manchester are reachable within a reasonable journey, whilst Chesterfield train station provides direct rail links to Sheffield, Nottingham and London.

The property briefly comprises of on the ground floor: Entrance hall, breakfast kitchen, laundry room, dining room, WC, master bedroom, master en-suite bathroom, inner hallway, cloaks cupboard, sitting room, storage cupboard and sun room.

On the first floor: Landing, lounge, bedroom 4, family bathroom, bedroom 3, linen cupboard and bedroom 2.

Outbuildings: Double garage with first floor office above, triple garage, garden room, summerhouse and storage sheds x 3.



SUN ROOM

GROUND FLOOR

A solid oak door with a double glazed obscured panel and matching side panels opens to the entrance hall.

Entrance Hall

Extending a warm welcome to the home, the entrance hall has a coved ceiling, recessed lighting, wall mounted light point, central heating radiator and partially tiled flooring. Doors open to the breakfast kitchen, dining room, WC and master bedroom. A wide archway gives access to the inner hallway.

Breakfast Kitchen

14'5 x 13'7 (4.40m x 4.14m)

A well-appointed breakfast kitchen with front and side facing UPVC double glazed windows, recessed lighting, central heating radiator, TV/aerial cabling and tiled flooring. There is a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, tiled splash backs, under-counter lighting, a plinth heater and an inset Blanco 1.0 bowl sink with a Bristan chrome mixer tap. To one corner, is a fitted dining booth with a granite topped table. Appliances include a Neff five-ring induction hob with an Elica extractor fan above, a Neff fan assisted oven, a Neff compact oven, a Neff warming drawer, a Neff dishwasher, an AEG by Electrolux full-height fridge and an AEG by Electrolux full-height freezer. A timber door opens to the laundry room.

Laundry Room

A functional space with a side facing UPVC double glazed window, recessed lighting, fully tiled walls and tiled flooring. There is a range of fitted base and wall units, incorporating a work surface and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. Beneath the work surface is space/ provision for a washing machine and a tumble dryer. A UPVC door with a double glazed panel opens to the right side of the property.

From the entrance hall, a timber door opens to the:

Dining Room

12'7 x 9'3 (3.84m x 2.83m)

A superb dining room with a front facing UPVC double glazed bow window, coved ceiling, wall mounted light points, central heating radiators and a TV/aerial point.

WC

Having a side facing UPVC double glazed obscured window, coved ceiling, recessed lighting, chrome heated towel rail and tiled flooring. A suite in white comprises a low-level WC and a vanity unit, incorporating a wash hand basin with a chrome mixer tap, a work surface and storage beneath.



ENTRANCE HALL

SITTING ROOM

Four generously proportioned reception rooms provide comfortable settings for relaxing, hosting and dining.



DINING ROOM



BREAKFAST KITCHEN



BREAKFAST KITCHEN



MASTER BEDROOM

GROUND FLOOR CONTINUED

The master bedroom suite is located on the ground floor, allowing excellent flexibility for a variety of living arrangements.

Master Bedroom

18'6 x 12'7 (5.63m x 3.83m)

A large bedroom suite with a rear facing UPVC double glazed window, coved ceiling, recessed lighting, wall mounted light points, central heating radiator and a TV/ aerial point. There is a range of fitted furniture, incorporating short/long hanging, shelving and a vanity table with drawers. A timber door opens to the master en-suite bathroom.

Master En-Suite Bathroom

Being fully tiled and having a side facing UPVC double glazed obscured window, coved ceiling, recessed lighting, extractor fan, chrome heated towel rail and a mirrored storage cabinet with a light above. There is a suite in white, which comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. Also having an inset bath with a chrome mixer tap. To one corner is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

From the entrance hall, a wide archway gives access to the:

Inner Hallway

Having a coved ceiling and a wall mounted light point. A timber door opens to a cloaks cupboard. Double timber doors with glazed panels open to the sitting room.

Cloaks Cupboard

Having a fitted clothes hanging rail and a fitted shelf above.

Sitting Room

20'1 x 15'7 (6.11m x 4.75m)

An exceptionally spacious reception room with a side facing UPVC double glazed panel, coved ceiling, wall mounted light points, central heating radiator, telephone points and a TV/aerial point. The focal point of the room is the Dimplex Optimyst electric fire with a limestone mantel, surround and hearth. A timber door opens to a storage cupboard. Double timber doors with double glazed panels opens to the sun room. Double UPVC sliding doors with double glazed panels and matching side panels open to the rear terrace and garden.

Storage Cupboard

Having fitted shelving.

Sun Room

13'6 x 9'8 (4.11m x 2.94m)

A pleasant space for relaxation, overlooking the tranquil gardens through front, side and rear facing timber double glazed windows and panels. Also having recessed lighting, two electric heaters and tiled flooring with electric under floor heating. Double timber doors with double glazed panels open to the right side of the property.

From the inner hallway, a staircase with a hand rail and balustrading rises to the first floor.



MASTER EN-SUITE BATHROOM



WC

LOUNGE

FIRST FLOOR

Landing

Having a side facing UPVC double glazed window, coved ceiling and wall mounted light points. A timber door with glazed panels and matching side panels opens to the lounge. Timber doors also open to bedroom 4, the family bathroom, bedroom 3, linen cupboard and bedroom 2. Access can be gained to the loft space by a pull-down ladder and hatch The loft space is totally boarded and fully insulated to recent specifications.

Lounge

22'5 x 16'10 (6.84m x 5.12m)

Another fabulous reception room of sizeable proportions. Having front and side facing UPVC double glazed windows with views over towards the Chatsworth Estate, coved ceiling, wall mounted light points, central heating radiators and TV/aerial points. There is a bespoke fitted display unit with integrated LED lighting. The focal point of the room is the Dimplex Optimyst electric fire, set within a granite mantel, surround and hearth.

Bedroom 4

11'9 x 7'11 (3.57m x 2.42m)

Having a rear facing UPVC double glazed window that frames woodland views, coved ceiling, wall mounted light points, central heating radiator and a TV/aerial point. There is a range of fitted furniture, incorporating short/long hanging, drawers and a vanity table with a fitted mirror and recessed lighting above.

Family Bathroom

Being fully tiled and having a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan and a central heating radiator. There is a Trent suite, which comprises a low-level WC and a pedestal wash hand basin with traditional taps. Also having a panelled bath with traditional taps. To one corner, is a shower enclosure with a fitted Mira shower and a glazed screen/door.

Bedroom 3

15'11 x 13'3 (4.86m x 4.04m)

A spacious bedroom with a rear facing UPVC double glazed window that frame woodland views, coved ceiling, recessed lighting, central heating radiator and a TV/aerial point. There is a comprehensive range of fitted furniture, incorporating short hanging, shelving, bedside tables and a desk/vanity unit.

Linen Cupboard

Having fitted shelving and housing the hot water cylinder.

Bedroom 2

18'1 x 12'11 (5.50m x 3.93m)

Another large bedroom with a front facing UPVC double glazed window, coved ceiling, recessed lighting, central heating radiator and a TV/aerial point. There is a range of fitted furniture, incorporating short hanging, shelving, a vanity table with drawers and two bedside tables with glazed shelving above.



LOUNGE



BEDROOM 2



BEDROOM 3



FAMILY BATHROOM



LANDING

EXTERIOR & GARDENS

To the front of the property, there is a block paved driveway that provides parking for up to six vehicles and has exterior lighting. Forge House also owns half of the approach driveway, which is outlined by white markers in the tarmac. To one side of the driveway are mature trees and access can be gained to the double garage.

Double Garage

19'8 x 17'4 (6.00m x 5.29m)

Having two electric up-and-over doors, LED lighting panels, power and water. Externally, there is PIR automatic lighting. A timber door opens to a staircase with a hand rail, which rises to the first floor where there is an office. Another timber door with glazed panels opens into the adjoining triple garage.

First Floor

Office

19'8 x 6'7 (6.00m x 2.00m)

Having a Velux roof window with a fitted blind, recessed lighting and heating panels. There is a range of fitted office furniture, incorporating a desk, cupboards and an illuminated display unit.

From the driveway, stone steps with feature lighting and flanked by tiered stone borders with plants and gravel rise to a stone flagged path. The path provides access to the main entrance door and has exterior lighting and a raised stone border containing rose bushes. The path extends to the right into a patio area with further raised stone borders incorporating rose bushes. A timber gate opens to the right side of the property and stone steps lead back down to a continuation of the driveway that accommodates additional parking with a neatly planted border and a timber gate separating the two areas of the driveway. Access can be gained to the triple garage.

Triple Garage

25'9 x 16'6 (7.86m x 5.02m)

Having three sets of oak bi-folding doors, Velux roof windows, LED lighting panels and power. The garage is highly insulated and has a fire resistant treated pine board ceiling. To one corner, there are fitted base units with a work surface. A timber door with obscured glazed panels open to the double garage. Externally, there is PIR automatic lighting.

Access can be gained to the right side of the property via a timber pedestrian gate from the patio and double wrought iron gates from the driveway. A stone flagged path with exterior lighting, a water tap and established shrubs provides access to the laundry room and leads around the sun room to the rear.

Beyond the path is a beautifully maintained garden that is mainly laid to lawn with mature shrubs and a variety of mature trees. Within the garden is a summerhouse shed and garden room. Double wooden gates provide additional boundary security.



TRIPLE GARAGE



TRIPLE GARAGE











EXTERIOR & GARDENS CONTINUED

Forge House boasts exquisitely landscaped gardens, which are substantially sized and incorporate lovely seating areas such as a garden room and terrace.

Summerhouse

8'6 x 8'6 (2.60m x 2.60m)

Having double timber doors with double glazed panels, timber double glazed windows and panels and ample space for potting benches and storage. In front of the summerhouse is a stone flagged area with an ornate lamppost and a stunning rose bush border to one side.

Garden Room

12'5 x 8'5 (3.78m x 2.57m)

In front of the garden room is a stone flagged patio with an ornate lamppost and double timber doors with double glazed panels opening to the garden room. A delightful retreat with views across the gardens, the garden room has double glazed windows/panels, power, ceramic tiled floor and recessed exterior lighting.

The patio in front of the garden room leads down to double timber gates, which open to a storage area that is fully enclosed and houses two sheds with light, power and water supply.

The garden seamlessly wraps around to the rear with mature silver birch, numerous mature cherry blossom trees and densely populated areas of planting with a mixture of shrubs, including rhododendrons and trees. There is also a large storage shed enclosed by trees and shrubs. A stone flagged path allows access to rainwater butt storage of approximately 2,000+ litres.

An opening within raised stone planters that contain ornamental shrubbery and flowers leads to a lovely stone flagged seating terrace that spans the width of the home. The terrace has exterior lighting and access can be gained to the sitting room and sun room. A stone flagged path with an external power point continues from the terrace to the left side of the property where it connects to a timber pedestrian gate that opens back to the front of the property.

The exceptional gardens of Forge House are extremely private and fully enclosed by stone walling and mature hedging.










M & G
2018

GROUND FLOOR

Approximate Floor Area:
1488 SQ.FT. (138.2 SQ.M)

Total Approximate Floor Area:
2705 SQ.FT. (251.3 SQ.M)



FIRST FLOOR

Approximate Floor Area:
1217 SQ.FT. (113.1 SQ.M)

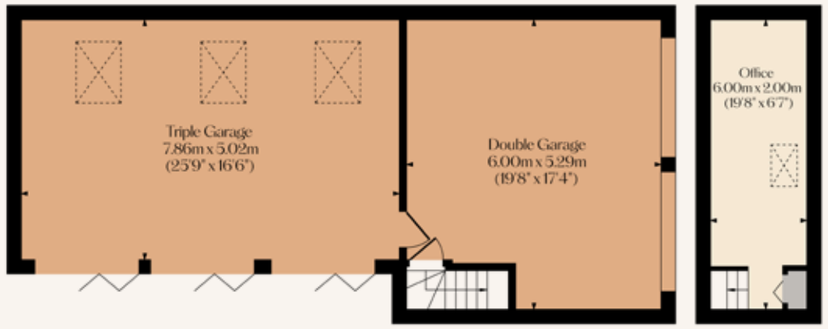


GARAGING & OUTBUILDINGS

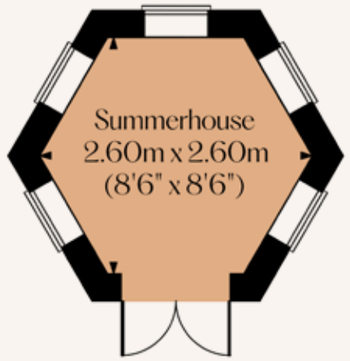
Garaging Approximate Floor Area:
770 SQ.FT. (71.5 SQ.M)

Office Approximate Floor Area:
129 SQ.FT. (12.0 SQ.M)

Outbuildings Approximate Floor Area:
176 SQ.FT. (16.4 SQ.M)

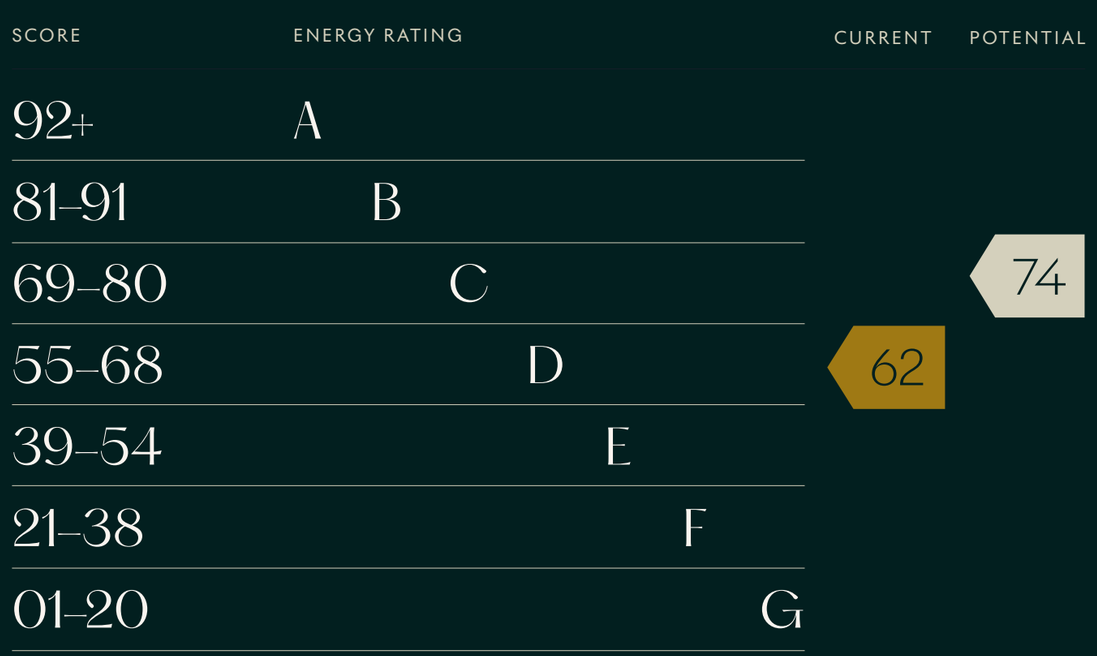








BEDROOMS	BATHROOMS
4	2
LIVING ROOMS	**SQFT**
4	2,705
TENURE	**COUNCIL TAX**
Freehold	F



Services

Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre to the cabinet and the mobile signal quality is good on most networks.

Rights of Access & Shared Access

The approach driveway is shared with a neighbouring property but the land is split equally between the two. There is an agreement in place that the owners of the farming land behind the property are granted access to use two sets of the property's wooden gates once a year, only for agricultural or horticultural purposes.

Covenants, Easements, Wayleaves and Flood Risk

None and the flood risk is very low.

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.

FORGE HOUSE

Nether End, Baslow, Bakewell,
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Offers in Excess of £1,150,000

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

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