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est. 1840

Orchard Leigh, Eaton Hill, Baslow, DE45 1SB

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An exceptional three bedroomed detached family home in the village of Baslow with detached garage, off road parking and stunning south west facing views. This immaculately presented residence offers well proportioned accommodation arranged over two floors with beautifully appointed reception rooms, a magnificent breakfast kitchen and attractive features throughout. There is also planning permission for a two storey side extension.

A door opens into a stone flagged hallway with cloakroom and a utility room with fitted cupboards. To the left is the breakfast kitchen which is fitted with an excellent range of wall and base units, a central island and silestone worktops. There is a gas fired three oven Aga (available by separate negotiation) and further Fisher and Paykel appliances including a large fridge freezer and two drawer dishwasher. To the front of the house is a dual aspect sitting room with stone fireplace incorporating a wood burning stove and double doors to the garden. An inner hallway with fitted cupboards and access to the garden, provides access to a lovely south facing dining room with stone fireplace and wood burning stove.

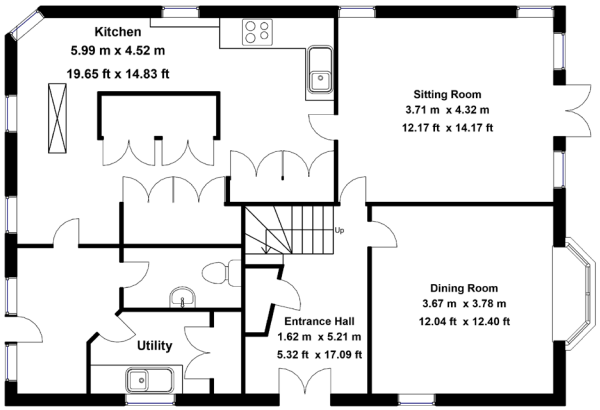
First floor: to the front is the master bedroom with cupboards and delightful views across the garden and fields beyond. Adjoining the master bedroom is a beautifully fitted en-suite shower room. There is a further double bedroom also overlooking the front garden and a double bedroom to the rear. A luxury family bathroom completes the accommodation comprising of free standing bath, wash hand basin, WC and separate double tray shower cubicle.

Outside: The house is approached through a pair of gates leading to an area of off road parking and a single detached garage. At the rear of the house is a stone flagged terrace with steps down onto the lawn which extends around one side of the house. There is a further elevated terrace and to the other side of the house an area for log storage. Planning permission application NP/DDD/1018/0934

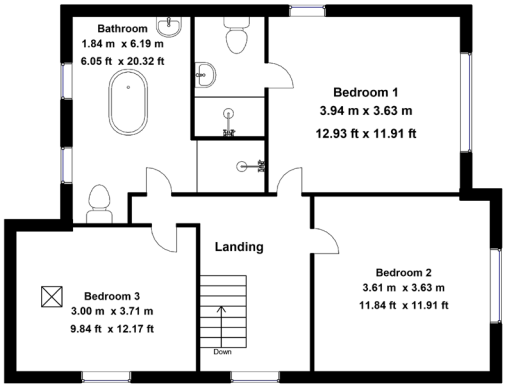
Location: Orchard Leigh is towards the upper end of Eaton Hill within easy walk of the renowned Baslow School and within the catchment of Lady Manners School in Bakewell. The property is extremely conveniently placed for Baslow's comprehensive amenities including gastro pubs, restaurants (Fischer's with a Michelin star), boutique shops, cafes and convenience stores. The area is popular with the family market and is well served by excellent schooling, most notably Baslow St Anne's Church of England School which leads on to Lady Manners. The property is ideally situated for stunning local walks including the Chatsworth Estate, Baslow Edge and the River Derwent. The market town of Bakewell is located within a short drive, providing good shopping facilities, and Chatsworth Farm Shop sells unrivalled local produce. The towns of Sheffield, Chesterfield and Derby all lie within a commutable distance.

- Stunning detached family residence in the heart of Baslow
- Breakfast kitchen with island and gas fired Aga
- Sitting room with stone built fireplace and Clearview woodburning stove
- South West facing dining room with bay windows, beautiful views and a Clearview wood burning stove
- Delightful south west facing gardens
- Gated off road parking and detached single garage
- Three generous double bedrooms including en-suite
- Luxury family bathroom
- Entrance hall, utility room and cloakroom/WC
- Planning permission for two storey extension

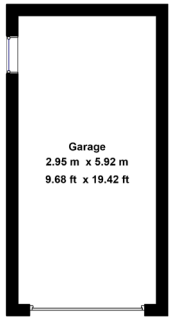
Ground Floor
83 sqm / 895.86 sqft
Approx

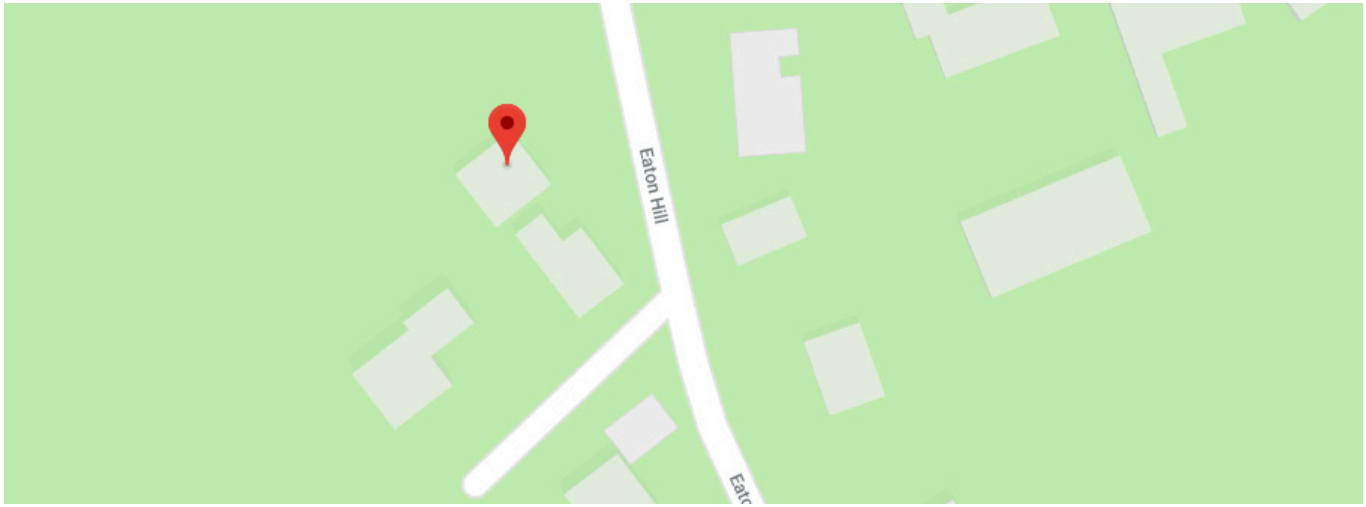


First Floor
66 sqm / 714.02 sqft
Approx



Outbuilding
17 sqm / 188 sqft
Approx





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

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