



Mill House Ashford Mill Estate, Ashford in the Water, Derbyshire DE45

Saxton Mee

Lettings

Mill House Ashford Mill

Ashford in the Water

Per Calendar Month

£2,500 Per Calendar

A Grade II Listed, wisteria-clad stone residence believed to date back to the 1600s, Mill House is steeped in local history and period charm. This four-bedroom, three-bathroom home boasts a wealth of original features including mullioned and sash windows, exposed beams, gritstone fireplaces and flagstone flooring.

The ground floor unfolds through a dual-aspect dining hall with a log-burning stove, a dual-aspect sitting room with sash windows and stone fireplace, a further charming reception room with open fire, a music room and adjoining study. The heart of the home is a bespoke Churchwood kitchen with an Aga, granite work surfaces, Belfast sink and a suite of high-quality appliances, all overlooking the gardens.

Upstairs, the accommodation includes a luxurious principal bedroom with king post roof truss, en-suite bathroom, dressing room and a walk-in wardrobe. There is a second en-suite double bedroom with decorative fireplace and two further double bedrooms served by a family bathroom with separate shower.

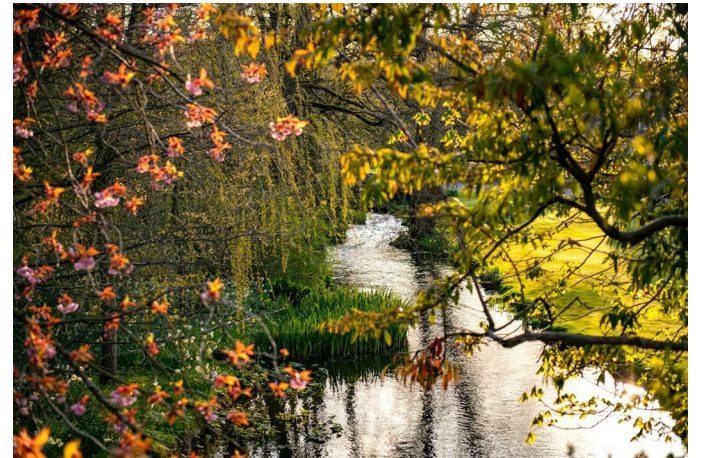
Outside, a large lawn enjoys views over the river to the rear and there is a cottage garden with fruit canes to the side. An additional parking area could be created here should further space be required.

Located just moments from the centre of Ashford in the Water, one of Derbyshire's most picturesque villages, this enchanting estate sits in a setting as charming as it is serene. Ashford, famed for its honey-stone cottages, medieval bridge and welcoming community, lies close to Bakewell and Chatsworth, offering a perfect blend of seclusion and connectivity.



- Located moments from the centre of Ashford in the Water and sitting in a setting as charming as it is serene
- Mill House - a Grade II Listed four bedroom/three bathroom home dating back to 1600s with a wealth of original features
- A private haven in the heart of the Peak District
- Gardener included within the rental
- Council Tax Band G
- EPC Rating D







Ground Floor Approximate Floor Area
1466 sqft
(136.26 sqm)

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk