



Birchfield The Dukes Drive, Ashford-in-the-Water, Derbyshire, DE45 1QQ

Saxton Mee

Birchfield The Dukes Drive

By Auction

£550,000

By Auction - Thursday 28th May 2026.

Set on the edge of Bakewell, this five-bedroom dormer bungalow occupies an impressive plot of approximately two acres, surrounded by mature woodland that creates a sense of privacy and space while remaining within easy reach of the town's excellent amenities, leisure facilities and highly regarded school catchment.

Approached via a long driveway with off-road parking, a garage and a useful range of outbuildings offering flexibility for storage, workshops or future development. The grounds themselves are a defining feature, presenting an exceptional opportunity for landscaping, extension or even reconfiguration to suit individual requirements, subject to the necessary consents.

The accommodation is predominantly arranged over a single storey, making it highly practical while still offering scope to adapt and enhance. An entrance lobby opens into a central hallway that leads through to a bright triple-aspect sitting room, a separate dining room connects to a fitted kitchen and adjoining utility room, providing a functional layout that could be modernised or opened up to create a more contemporary living space.

The ground floor continues with two double bedrooms featuring built-in storage, alongside a shower room and separate WC. A further bedroom includes a wash hand basin, while an additional bedroom benefits from its own sitting area and separate WC, lending itself to guest accommodation or potential annex-style use.

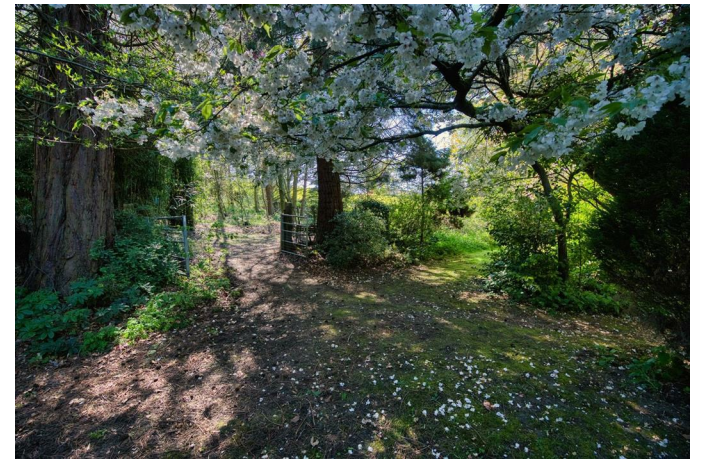
Upstairs, the first floor comprises a bedroom with eaves storage, along with loft space that offers clear potential for enlargement or further development, allowing a buyer to tailor the property to their own specifications and lifestyle needs.

Offered with no upward chain and to be sold at auction, this is a property defined as much by its setting and possibilities as by its current layout, a substantial home in a sought-after location, ready to be reimagined and enhanced to realise its full potential.

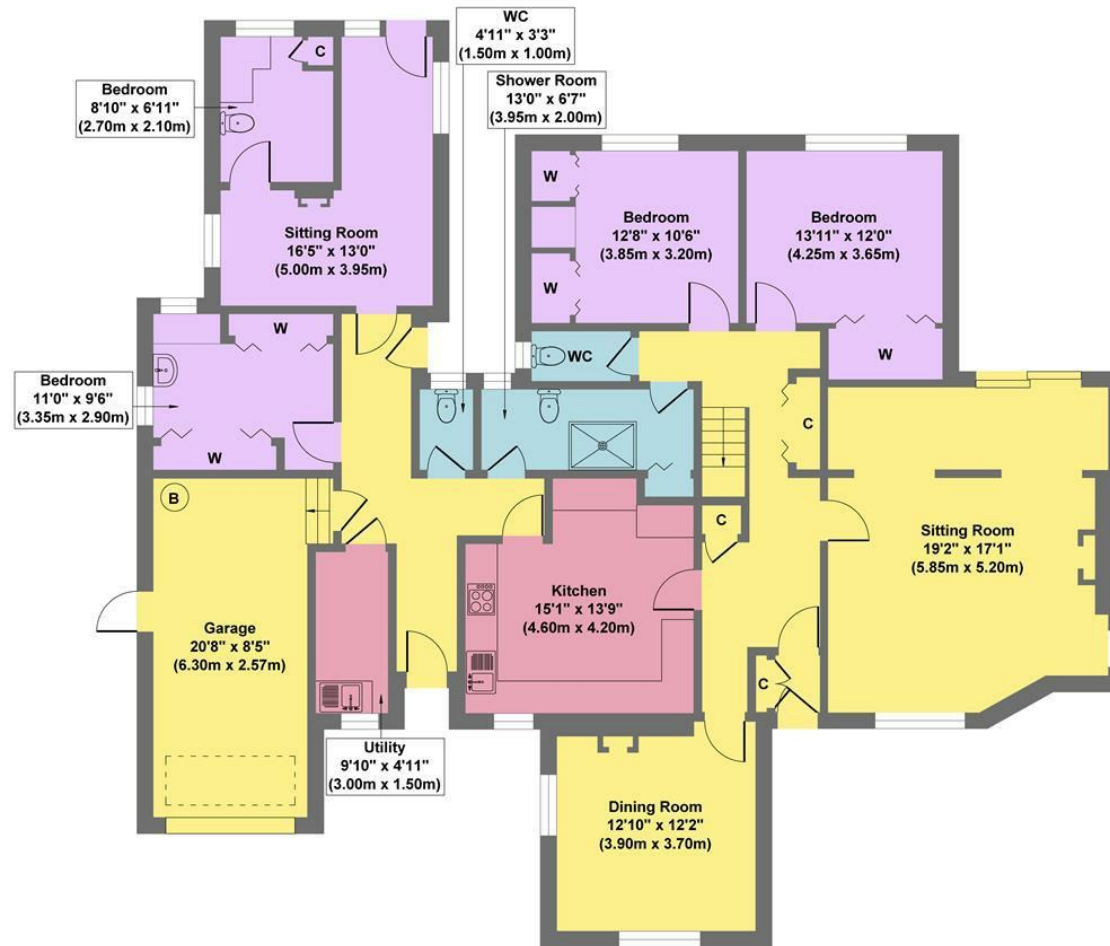


- £550,000 + Fees Auction Thursday 28th May 2026
- Peak Park Setting
- Large Plot With Woodland Amounting To Approx 2 Acres
- Borders Stunning Derbyshire Countryside
- Offers Scope To Enlarge Or Reconfigure & Complete To Individual Specifications
- Within Lady Manners School Catchment
- Garage & Off Road Parking
- Flexible Majority Single Storey Living Accommodation
- EPC: TBC
- Viewings: Bakewell Office

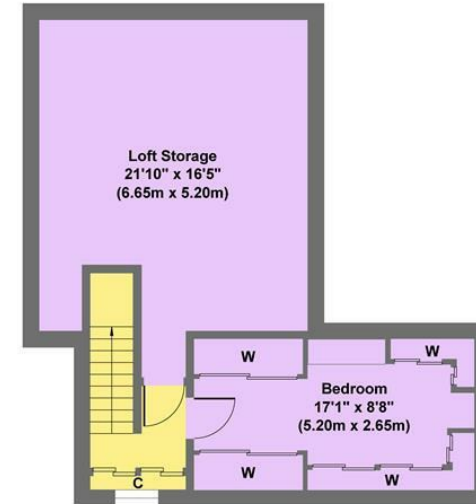




Birchfield



Ground Floor
Approximate Floor Area
 2002 sq.ft
 (185.95 sq.m.)



First Floor
Approximate Floor Area
 533 sq.ft
 (49.50 sq.m.)

Approx. Gross Internal Floor Area 2535 sq.ft / 235.45 sq.m

Illustration for identification purposes only. Measurements are approximate, not to scale

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.'

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