



One Gable, Calver Road, Baslow, Derbyshire, DE45 1RR

Saxton Mee

# Calver Road

Offers In The Region Of

## £775,000

A Simply Stunning House and Views!

A substantial four double bedroom semi-detached stone-built property nestled in attractive landscaped gardens, a detached garage with guest annexe and generous off road parking for several vehicles.

Occupying a picturesque setting in the highly sought after village of Baslow on the edge of the historic Chatsworth Country Estate, many adjoining pretty villages and easy commutable distance of major commercial centres. The charming village with a thriving community spirit offers a local primary school, shops, Post Office, cafés, restaurants and country inns. Within Lady Manners school catchment.

The impressive property has been skilfully enlarged and renovated to an exceptionally high standard and retains original character features alongside high quality modern fittings. The immaculately presented light and airy accommodation has been completed with an eye for detail comprising: entrance hallway with built in storage cupboard, utility room/WC. An impressive open plan dining kitchen with a comprehensive range of built in units and integrated appliances, a central island and under floor heating, bi-folding door open out to the rear seating terrace. A charming dual aspect sitting room with a fireplace housing a log burning stove.

First floor: landing, a dual aspect double bedroom with a decorative cast iron fireplace and built in wardrobes, two further double bedrooms and a bathroom. Loft: fully boarded with potential to convert.

Annex: a double bedroom with an en-suite shower room. Ideal for a teenager/guest accommodation or AirB&B.

Exterior: the property is approached via a driveway leading to the detached stone-built garage and provides ample off-road parking for several vehicles. The generous well stocked front and rear gardens include planted beds, borders and seating terraces.

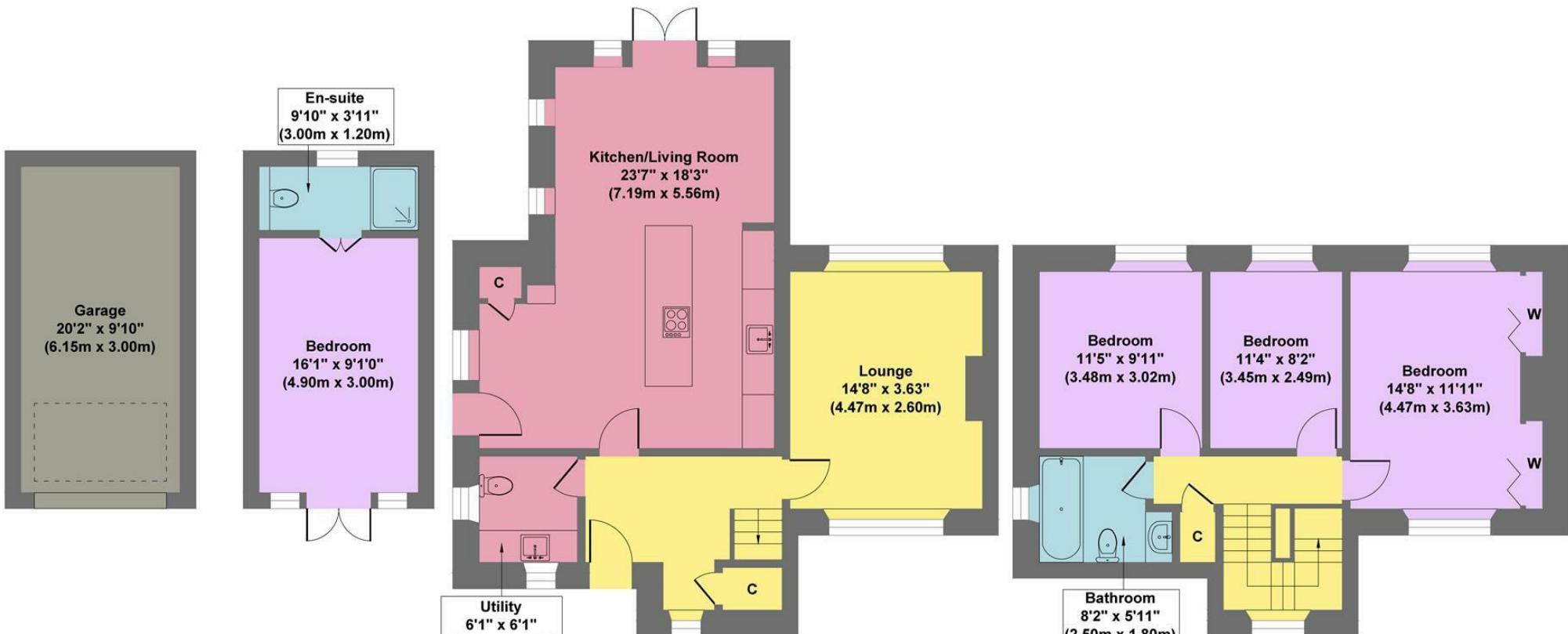
No Upward Chain.

- Spectacular Views
- Stunning Family Home With Flexible Accommodation
- Separate Guest/Teenager Annexe
- Close To Local Shops Country Inns & Restaurants
- Completed To A High Specification With An Eye For Detail
- Highly Regarded Primary & Secondary School Catchment
- Garage & Generous Off Road Parking
- No Upward Chain
- EPC: D
- Viewings: Hathersage Office





## One Gable



**Annex Ground Floor**  
**Approximate Floor Area**  
**198 sq.ft**  
**(18.45 sq.m.)**

**Annex First Floor**  
**Approximate Floor Area**  
**198 sq.ft**  
**(18.45 sq.m.)**

**Ground Floor**  
**Approximate Floor Area**  
**713 sq.ft**  
**(66.27 sq.m.)**

**First Floor**  
**Approximate Floor Area**  
**540 sq.ft**  
**(50.21 sq.m.)**

**Approx. Gross Internal Floor Area 1649 sq.ft / 153.38 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.'