



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.

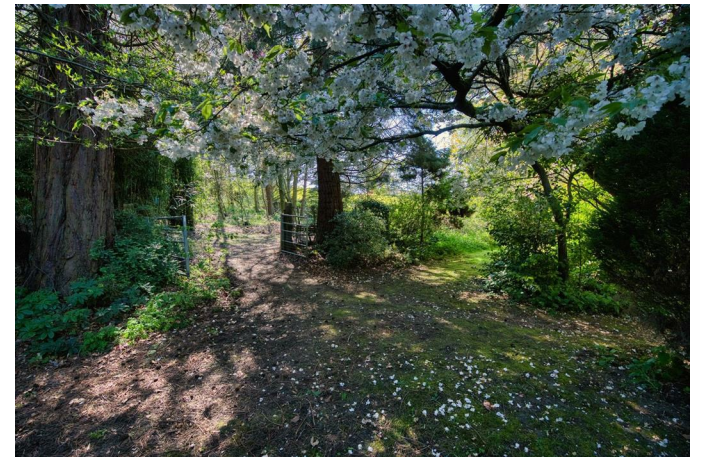
Upstairs, the first floor comprises a bedroom with eaves storage, along with loft space that offers clear potential for enlargement or further development, allowing a buyer to tailor the property to their own specifications and lifestyle needs.

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.

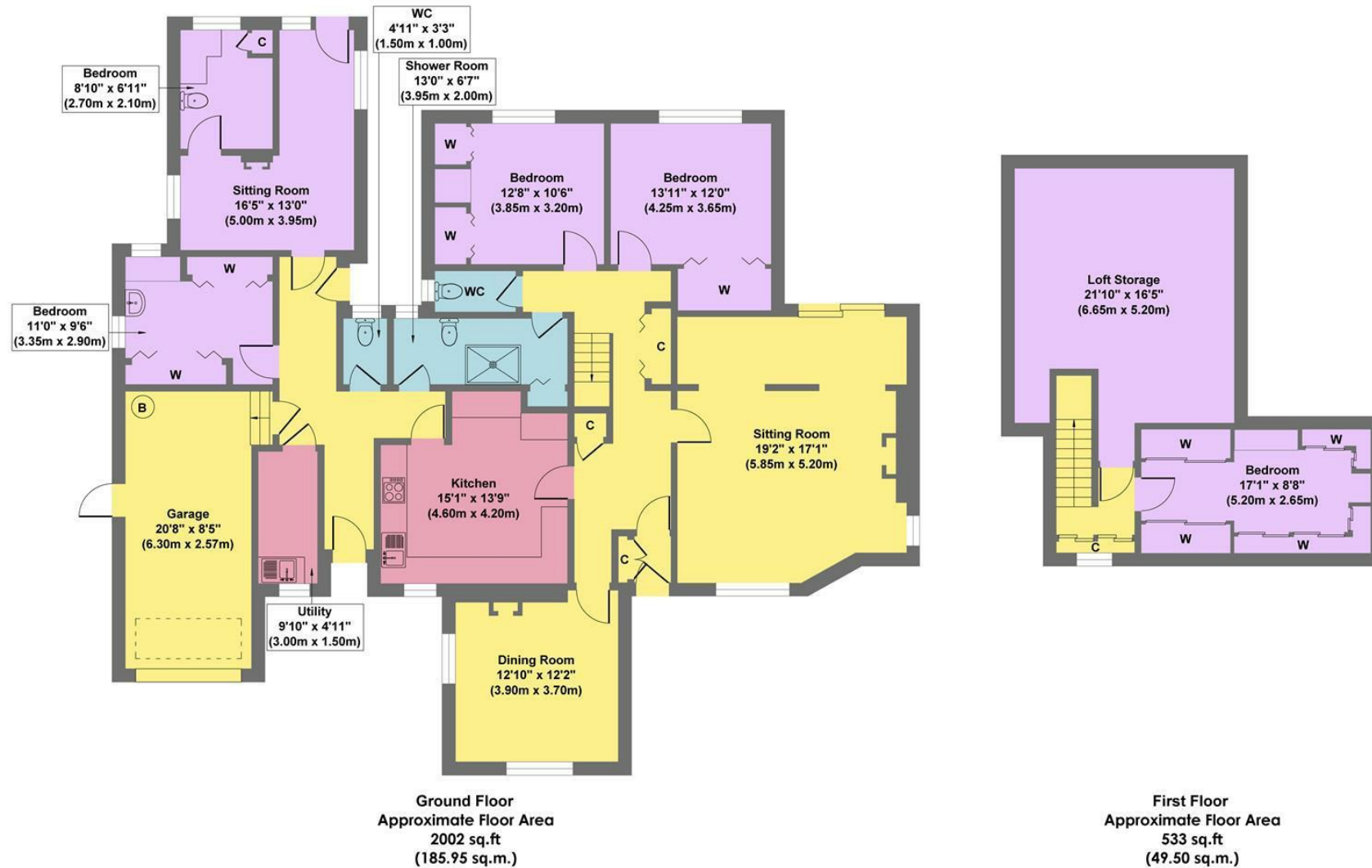


- £550,000 + Fees Auction Thursday 28th May 2026
- Peak Park Setting
- Large Plot With Woodland Amounting To Approx 2 Acres
- Borders Stunning Derbyshire Countryside
- Offers Scope To Enlarge Or Reconfigure & Complete To Individual Specifications
- Within Lady Manners School Catchment
- Garage & Off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





Birchfield



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

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

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