



Field House Bakewell

**Field House
Ashford Road
Bakewell
Derbyshire DE45 1GL**



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0.20 ac



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Field House presents a unique opportunity to acquire an attractive detached property on the outskirts of the sought-after market town of Bakewell, situated within the heart of the Peak District National Park. The property includes a four bedroom characterful dwelling together with impressive lawned gardens, a rear courtyard, and a stone-built outbuilding, within a plot extending to approx. 0.20 acres.

There is the opportunity to purchase a further 0.39 acres of adjoining garden, available by separate negotiation.

For Sale by Private Treaty.

Guide Price: £695,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





Field House

Location:

Field House is set on the edge of the picturesque and sought-after rural market town of Bakewell (0.7 miles), in the heart of the Peak District National Park, with an array of amenities within close proximity including high street shops, a post office, public houses, primary and secondary schools, restaurants, and medical centres. Further nearby towns include; Matlock to the southeast (9.7 miles), Buxton to the west (11.1 miles), Chapel-en-le-Frith to the northwest (13.7 miles), and Chesterfield to the east (13.9 miles). The cities of Sheffield, Derby, and Stoke-on-Trent are all within a 30-mile radius, providing further shopping, dining, and transport connections. The local area boasts a wealth of walking routes, nature trails and scenic viewpoints, ideal for those who enjoy outdoor pursuits.

Description:

Field House presents a wonderful opportunity to acquire a characterful country property, boasting a highly desired location within the town of Bakewell and the Peak District National Park. The property briefly comprises an attractive detached four-bedroom dwelling, a useful large stone-built outbuilding flexible in its uses with great potential, well-maintained garden and impressive conservatory/greenhouse, with ample off-road parking. The property boasts a plot of 0.20 acres (0.08 hectares), with the opportunity to purchase a further 0.39 acres (0.16 hectares) by separate negotiation (outlined blue).

The sale offers a unique opportunity for those seeking the 'country lifestyle' whilst boasting the convenience of town nearby and within close proximity to a broad range of amenities and road links.

Directions:

Head northwest out of Bakewell town centre along the A6 Buxton Road. Follow the A6 for approximately 0.6 miles, passing the business park on the right hand side. The property can be found on the left hand side, indicated by our 'For Sale' board with gated access off a lane.

What3Words: [//beakers](https://www.what3words.com/#!/beakers). Jurors.cosmetic

Accommodation

Field House presents a perfect spacious family home with accommodation across two floors, requiring some internal modernisation allowing a purchaser to decorate to their own taste, but offering much character with charming traditional features.

Welcomed through an inviting entrance hall, the ground floor offers a generous sitting room with dual aspect traditional sash windows creating a bright space, with a separate cloakroom and w/c. To the right of the entrance hall, a dining room presents a spacious family living area with large windows overlooking the gardens, a feature stone-encased fireplace, and useful built-in storage cupboards. A dining kitchen locates to the rear of the house, boasting external access into the rear courtyard, tiled flooring and fitted units. The first floor offers three good-sized double bedrooms, a fourth single bedroom/office space, and a family bathroom.



Cellar

Ground Floor

First Floor

Barn/Workshop

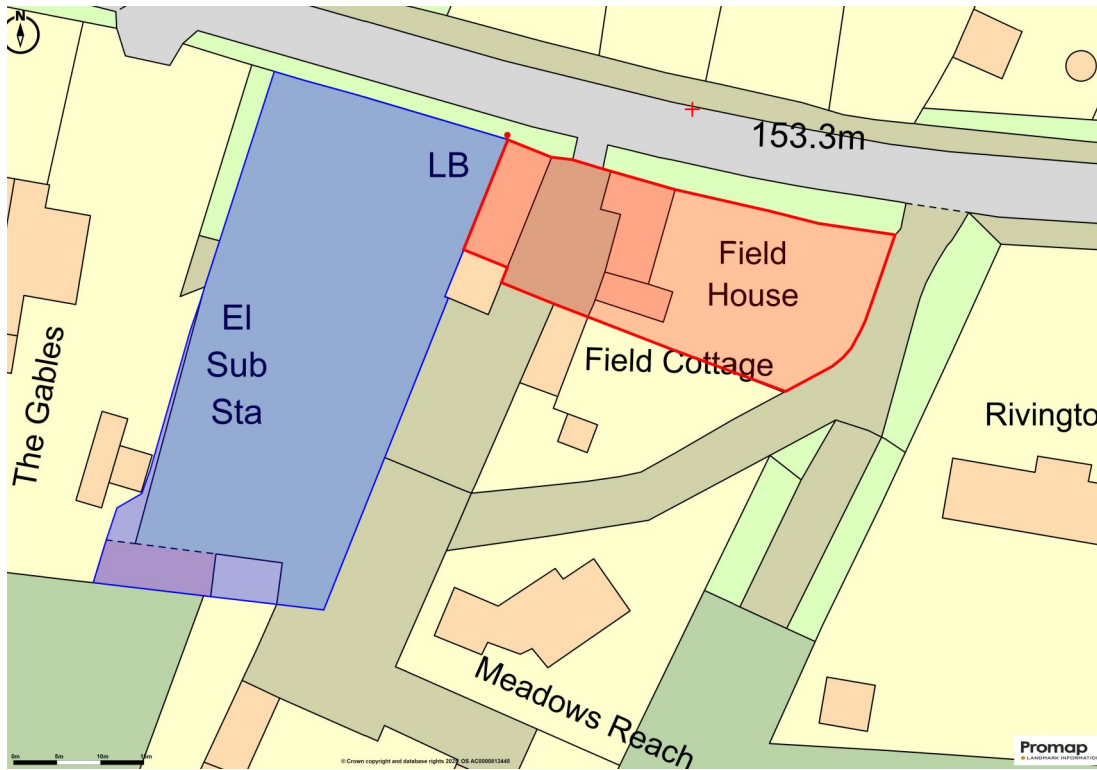


Field House, Ashford Road, Bakewell

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



Externally

Field House occupies a generous plot, with well-maintained picturesque gardens lying to the front of the dwelling hosting an array of plants and flower beds, with mature hedges and shrubs offering privacy. Adjoining the house to one end, a large part brick-built conservatory/greenhouse offers a perfect haven for relaxation and for those who are 'green fingered'.

The property boasts a large 'drive around' gravelled driveway to the front, as well as a second gated entrance to the rear of the dwelling offering a traditional enclosed courtyard area with parking for vehicles.

Available by separate negotiation, a further 0.39 acres of gardens lies to the rear of the property benefitting from separate roadside access. The extra parcel is all down to grass, with mature trees to the perimeter and a large stone-built three bay barn, perfect for those seeking the amenity aspects of life or wishing to keep small livestock/poultry.

Outbuilding

The courtyard offers access to a single-storey semi-detached stone-built outbuilding, internally divided into three, currently utilised as a garage, workshop and general store but with great potential, being flexible in its uses depending on a purchasers needs. Subject to the necessary planning consents, the outbuilding could also lend itself to conversion.



General Information

Services:

The property benefits from mains water, electricity, gas, and sewerage.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

Mineral and Timber Rights:

It is understood that these are included in the sale as far as they exist.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars. The property benefits from a right-of-way for access immediately off the main road across the neighbours driveway.

Council Tax Band: G **EPC Rating:** D

Vendor's Solicitors:

Franklin and Co, Town Hall Chambers, Anchor Square, Bakewell, Derbyshire DE45 1DR

Planning Authority:

Peak District National Park, Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Method of Sale:

The property will be offered for sale by private treaty.

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

Agents Note; Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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