



Chy-An-Dour, Vicarage Lane, Ashford-In-The-Water, Derbyshire, DE45



# Vicarage Lane

## Ashford-In-The-Water

Offers Around

# £685,000

A Flexible Property With Superb Views.

A substantial five bedroom, five bathroom detached property with a garage, off road parking and easily managed garden.

Occupying an elevated position with impressive views across the idyllic Peak District village of Ashford In The Water and beyond. With a local shop, cafes, country inns and a hotel. Bordered by impressive Derbyshire Countryside offering local walks and many outdoor pursuits as well as many pretty adjoining villages. Historic Bakewell, The Chatsworth Country Estate and Haddon Hall are a short distance away as well as being in easy commutable distance of Sheffield ands Chesterfield.

The flexible property has been run as a successful bed and breakfast but is also ideally suited as a large family home or for a dependent relative and offers scope to re configure the existing living accommodation.

The accommodation with gas central heating and double glazing comprises: hallway with built in storage, a fitted breakfast kitchen, a generous dual aspect sitting room with a large feature window to enjoy the views, a stone fireplace and a stone arch leads into the dining room. A double bedroom with built in wardrobes, a bathroom with a separate shower, two double bedrooms with built in storage, vanity wash hand basins and en-suite shower room.

Lower ground floor: a large double bedroom with a separate entrance door and an en-suite shower room, a further double bedroom with a separate entrance door and en-suite shower room.

Exterior: a utility/store and a single garage. With easily managed enclosed gardens and a timber storage shed.

No Upward Chain.

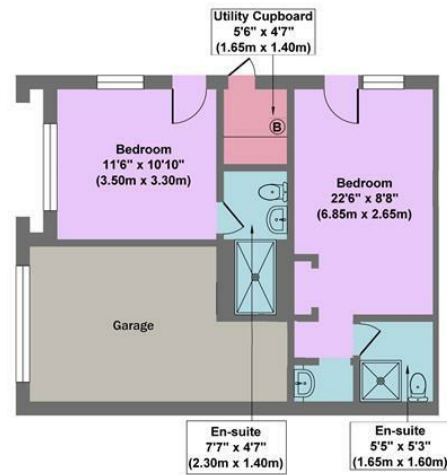


- Idyllic Derbyshire Village
- Local Shop Cafes & Eateries
- Ideal Main Home Or B&B
- Easily Managed Gardens
- Fabulous Views
- Within Lady Manners School Catchment
- Garage & Off Road Parking
- No Upward Chain
- EPC: TBC
- Viewings: Bakewell Office

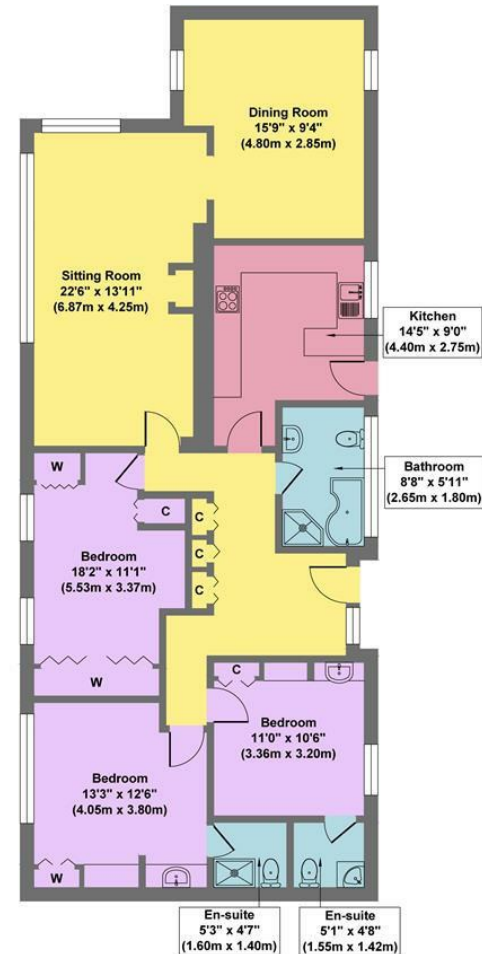




## Chy An Dour



Lower Ground Floor  
Approximate Floor Area  
752 sq.ft  
(69.85 sq.m.)



Ground Floor  
Approximate Floor Area  
1386 sq.ft  
(128.78 sq.m.)

**Approx. Gross Internal Floor Area 2138 sq.ft / 198.63 sq.m**

Illustration for identification purposes only, measurements are approximate, not to scale

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