



The Paddock, Church Lane, Rowsley, Derbyshire, DE4 2EA

Saxton Mee

# Church Lane

Offers In The Region Of

## £875,000

An Impressive Property In A Fabulous Setting.

This stunning five-bedroom, four-bathroom detached stone-built property is nestled in beautifully landscaped gardens, offering breathtaking views of the Derbyshire countryside. Situated in a desirable village on the outskirts of the Chatsworth Country Estate, it boasts convenient access to local amenities such as shops, country inns, and scenic walking/cycle paths.

Positioned between historic Bakewell and Matlock, residents enjoy easy access to independent shops, cafes, and recreational facilities. Highly regarded schools are within reach, and major commercial centres are commutable distances away.

Meticulously renovated to an exceptional standard by the current owners, the property offers light-filled living spaces that are impeccably presented. The layout includes an entrance hallway with an adjacent utility/boot room and a ground floor shower room. The bespoke hand-painted kitchen features a Belfast sink, granite work surfaces, and a Range cooker, with space for dining and a cozy seating area. The sitting room, adorned with a gritstone fireplace, flows into the sunroom, offering panoramic views. A formal dining room with access to the seating terrace, a double bedroom with built-in wardrobes, and a 'Jack & Jill' style bathroom with a separate shower enclosure. Two further bedrooms complete the ground floor.

Upstairs, a landing leads to a spacious double bedroom with built-in wardrobes, eaves storage, and an en-suite bathroom, as well as another bedroom with its own en-suite bathroom.

Externally, a sweeping gated driveway leads to the double garage and provides ample off-road parking. The well-maintained mature gardens encompass the property, featuring planted beds, seating terraces, and a variety of specimen shrubs and trees.

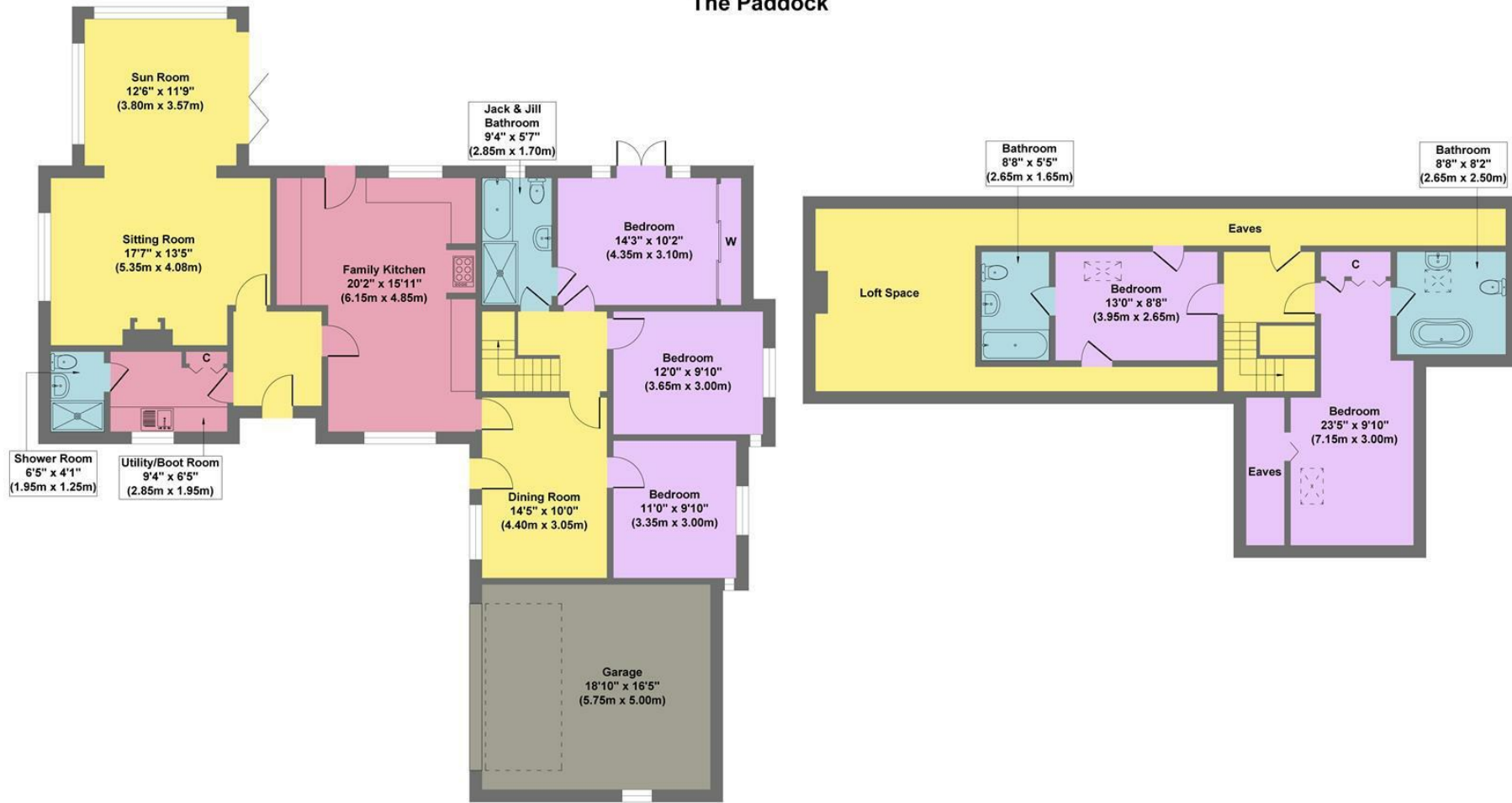


- Peaceful & Picturesque Setting With Far Reaching Countryside Views
- Substantial & Flexible Living Accommodation Completed To An Exceptionally High Standard
- Double Garage & Off Road Parking For Several Vehicles
- Within Lady Manners School Catchment
- Bordered By Impressive Derbyshire Countryside On The Edge Of The Chatsworth Country Estate
- Stunning Landscaped Gardens
- Close To Many Local Shops Amenities & Leisure Facilities
- No Upward Chain
- EPC: C
- Viewings: Bakewell Office





## The Paddock



**Ground Floor**  
 Approximate Floor Area  
 1816 sq.ft  
 (169.12 sq.m.)

**First Floor**  
 Approximate Floor Area  
 563 sq.ft  
 (52.27 sq.m.)  
 (Excluding Loft Space/Eaves)

**Approx. Gross Internal Floor Area 2383 sq.ft / 221.39 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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