



Bakewell River View & Commercial Premises, 3 Rutland Mill, Bakewell,

Saxton Mee

3 Rutland Mill

Guide Price

£600,000

Idyllic Riverside Views & Centrally Located In Historic Bakewell.

£600,000 - £650,000 Guide Price.

A unique opportunity to purchase a two bedroom contemporary first floor apartment and the adjoining first floor commercial premises formerly, The Hartington's School Of Food.

A Stunning, Light, Airy, Contemporary Apartment & Commercial Premises Retaining Many Original Features Amounting To Approximately 2143 sq.ft overall.

A beautifully presented two double bedroom, first floor apartment with allocated off road parking space.

The open plan commercial space with WC offers scope for conversion to a additional apartment or reconfigured to create one large apartment. Subject to gaining the relevant planning consents.

Centrally positioned in the historic market town of Bakewell with idyllic views across the River Wye and surrounding countryside. Retaining original industrial features alongside high quality fittings the former timber mill has been run successfully as holiday cottage but is also ideally suited as main home. Close to an excellent range of shops, cafés and country inns with easy access to local walks and cycle trails.

No Upward Chain.

- Spectacular Riverside Views
- Open Plan Commercial Premises Offering Scope For Conversion
- Two Bedroom Holiday Let With Dedicated Off Road Parking
- Centrally Positioned In Historic Bakewell
- Spacious Light & Airy With Many Original Features
- A Main Home & Business Premises
- Close To A wealth Of Local Shops & Ameinities
- Easy Commutable Distance of Major Commercial Centres
- No Upward Chain
- Viewings: Bakewell Office





Apartment three & Commercial Premises



Approximate Floor Area
2143 sq.ft
(199.07 sq.m.)

Approx. Gross Internal Floor Area 2143 sq.ft / 199.07 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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