



Waterside, 3 Town House, Litton Mill, SK17 8SW

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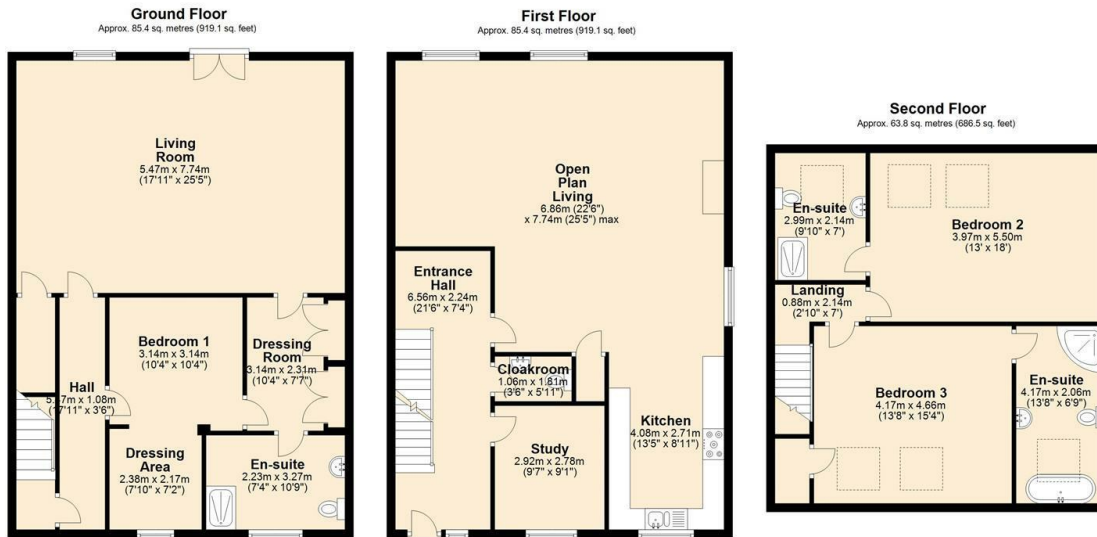
### Description

A quite superb and very spacious townhouse that forms part of the historic Litton Mill development that is situated in the lea of Longstone Edge. This idyllic village is very private, with little in the way of passing traffic and its secluded position, adjacent to the picturesque River Wye is quite lovely. The village is accessible from Millers Dale where The Anglers Rest provides the perfect setting for a pint or a spot of lunch and there are a number of walking trails to explore off the approach road and leading down the valley towards Cressbrook and Monsal Head. The popular Monsal Trail can also be accessed from Millers Dale and this provides cycling links back to Bakewell as a pleasurable excursion to enjoy with loved ones. The property itself is very unique, there aren't many conversions (or original dwellings) in The Peaks that offer this amount of accommodation and the generous room sizes will not fail to impress. This deceptively spacious home is currently utilised as a three bedroom/three bathroom property however the two vast reception rooms could always be altered to form additional bedrooms if required (and subject to the necessary permissions and regs). The development offers communal grounds, with various seating areas dotted along the river side to be enjoyed by residents on top of the private garden area that comes with Waterside and there is also an allocated, undercroft parking bay and storage area assigned to the property. Further, communal parking bays are also found on site for visitors. The property has accommodation laid out over three floors that includes two ensuite bedrooms on the first floor, a study and L shaped Living room and kitchen on the ground floor and another large reception room, with balcony overlooking the Mill Race and a principal suite on the lower ground floor which incorporates a bedroom, dressing room and further ensuite. An internal viewing is very much advised to appreciate the range of versatile accommodation on offer here and the superb setting.

- Three impressive double bedrooms including a particularly large principal suite.
- Three ensuite bath/shower rooms with elegant tiling framing the modern suites.,
- Impressive living room with a lovely view over the river and original features.
- Further, large reception room with a balcony overlooking the Mill Race.
- Home office/bed four on the ground floor, ideal for those working from home.
- Secure, allocated parking space situated in the undercroft and further communal spaces for visitors.
- Gas central heating via LPG and timber double glazing.
- No onward chain.
- Private garden/terrace space and further communal grounds.
- 999 year lease from 2004 and an annual service charge of approximately £4488 to cover external repairs, buildings insurance, external decor, window cleaning and the upkeep of the grounds.







Total area: approx. 234.6 sq. metres (2524.7 sq. feet)



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