



1 Commercial Road, Tideswell, Derbyshire, SK17 8NU



1 Commercial Road

Tideswell

Offers In The Region Of

£625,000

*INVESTORS ** 3 POTENTIAL INCOME SOURCES SOLD WITH NO ONWARD CHAIN *

APPROX. income figures*

3 Bed Home - £130 per night.

1 Bed Annexe - £85 per night.

Shop - £800-£900 pcm.

*these are based off comparable evidence

Close to the excellent range of shops including a Co-op, Bakers, Bookshop, Greengrocers and Country Inns within the centre of the village. The village boasts a Primary School, historic church, cafes and a thriving local community, surrounded by beautiful Derbyshire countryside, close to local walks and cycle trails. With a busy calendar of events, many pretty adjoining villages and easy commutable distance of Buxton, Manchester and Sheffield.

The versatile accommodation currently includes a large three double bedroom property with and easily managed rear courtyard. A one bedroom holiday let providing and income and freehold commercial shop, which could provide a further income or be converted to further living accommodation.

Fully refurbished throughout to an exceptionally high standard, the spacious and flexible living accommodation retains traditional period features alongside high quality fittings.

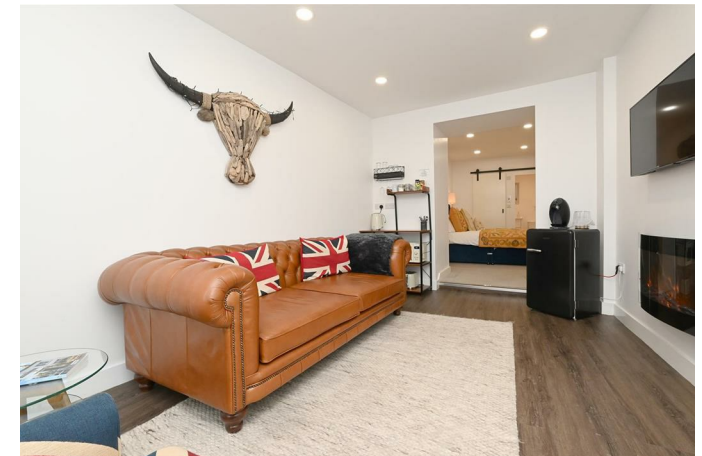
With gas central heating & double glazing comprises: entrance hallway opening into a large boot room with storage, an impressive kitchen/family room with central island and stove. Bi-folding doors lead to the courtyard. Utility room and WC.

First floor: an attractive and tasteful sitting room with wood panelled walls, exposed beams and a stove. A double bedroom with en-suite, second double bedroom, separate shower room and a luxurious master suite with a walk in dressing room and en-suite bathroom. Further loft room to second floor.

One bedroom holiday let: includes a lounge, double bedroom and shower room.

Commercial premises: shop area with WC and store area. Option to be converted into further studio for holiday let or opened back up as part of the main property.

- Commercial Premises approx £800-£900pcm
- Successful One Bedroom Holiday Let - £85 per night
- Offers Potential To Be Reconfigured As One Large Family Home
- Fully Refurbished Throughout To An Exceptionally High Standard
- Easily Managed Rear Courtyard
- Substantial & Flexible Living Accommodation with potential for approx. £130 per night as further holiday let
- Centrally Positioned In A Historic Village With A Thriving Local Community & Excellent Amenities & Primary School
- Option to be converted into further studio for holiday let or opened back up as part of the main property.
- EPC: D
- Viewings: Bakewell Office





1 Commercial Road



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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