



The Bath House, Bath Gardens, Bakewell, Derbyshire, DE45 1BX

Saxton Mee



# Bath Gardens

## £275,000

An impressive heritage building dating back to 1687 sits at the heart of Bath Gardens in the historic market town of Bakewell. The original spa bath boasts an arched gritstone feature vaulted ceiling, serving as the central hub for living, dining, and kitchen activities in the proposed conversion.

The ground floor would accommodate a playroom/study/home office alongside a boot room/utility area leading to a private garden space inclusive of stone outbuildings. Upstairs, the plan outlines five bedrooms and four bathrooms.

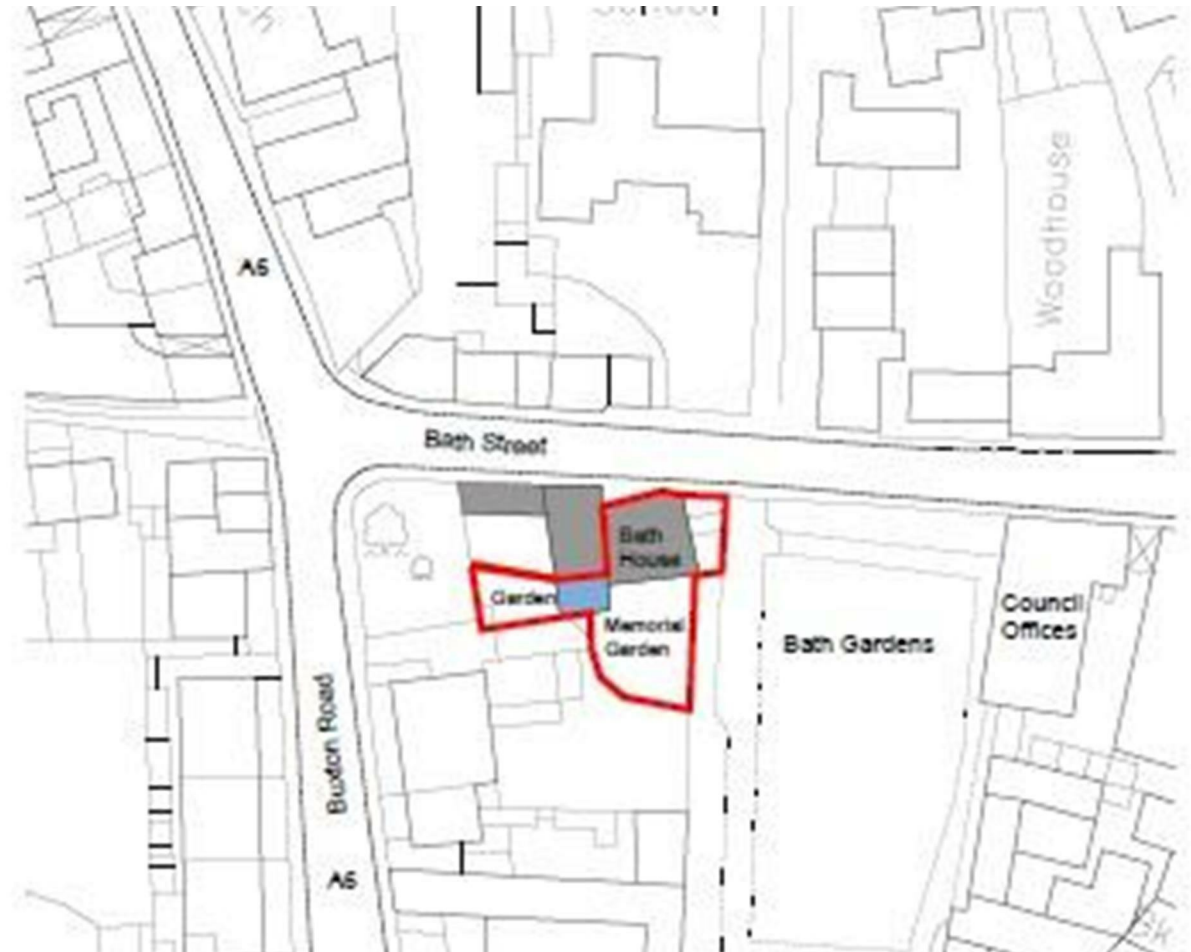
With three entrances, the main access opens onto Bath Gardens, offering views of both the gardens and the adjacent bowling green.

This Grade II listed property obtained Planning and Listed Building consent in October 2023 for conversion into an open-market dwelling, boasting approximately 3185 sq. ft overall. Potential uses extend to holiday letting, highlighting its historical significance and numerous heritage features.

Embracing its past, the Bath House itself dates back to 1687, with conversion plans emphasizing the preservation of its unique character. The original bath has been transformed into the primary open-plan living, dining, and kitchen area, complemented by a playroom and study/home office. A practical boot room/utility space leads out to the private garden, complete with stone sheds.

A private parking space located a short stroll away, supplemented by additional residents' parking subject to council permits.

The property's freehold ownership includes the Memorial Garden



- Historic Building With Many Original Features
- Conversion Proposal For Five Bedrooms & Four Bathrooms Approx 3185 sq. ft overall.
- Overlooking Bath Gardens & The Bowling Green
- Centrally Located Close To The Wealth Of Shops & Amenities
- A Main Home Or Holiday Let Opportunities
- Grade II Listed With Planning & Listed Building Consent (Oct 2023)
- A Private Parking Space A Short Walk Away
- Additional Residents Parking Nearby (Subject To Council Permits)
- No Upward Chain
- Viewings: Bakewell Office











FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

ALL DIMENSIONS TO BE CHECKED ON SITE.  
DO NOT SCALE FROM THIS DRAWING  
FOR CONSTRUCTION PURPOSES.



GROUND FLOOR PLAN

PROJECT  
The Bath House  
Bath Street  
Bakewell

REVISED  
Proposed Floor Plans

| DATE  | ISSUES | SCALE | PROJECT NO. | PLAN | NO. |
|-------|--------|-------|-------------|------|-----|
| 05/24 | LT     | 1:100 | 06622       | 35   | -   |

**ODL OULSNAM DESIGN LTD**  
Creative Architecture & Planning  
Exclusive Interior Design

General Design Limited  
Millers Green, Millers Row Road, Bakewell, Derbyshire, S24 0DE  
T: 01433 810000  
E: info@odl.co.uk  
W: www.odl.co.uk  
Registered in England No. 3288899

This drawing and all the information shown is the property of Oulsnam Design and shall not be copied, reworked, or in part or used for any other purpose without written permission of the company.

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.'

Banner Cross  
T: 0114 268 3241  
E: bannercross@saxtonmee.co.uk  
www.saxtonmee.co.uk

Hathersage  
T: 01433 650009  
E: hathersage@saxtonmee.co.uk

Bakewell  
T: 01629 815307  
E: bakewell@saxtonmee.co.uk

Matlock  
T: 01629 828250  
E: matlock@saxtonmee.co.uk

