



Bakewell River View, 3 Rutland Mill Bakewell, Derbyshire, DE45 1AQ

Saxton Mee

# 3 Rutland Mill

Offers In The Region Of

## £325,000

Truly Idyllic Riverside Views.

Stunning, Light, Airy, Contemporary Apartment.

A spacious and light two double bedroom first floor apartment set on the first floor of a converted mill with gorgeous and idyllic riverside views across the meandering River Wye.

The immaculately presented accommodation is spacious, light and airy and includes a dedicated off road parking space for one vehicle.

Centrally positioned in the historic market town of Bakewell within walking distance of the excellent range of shops, cafes, leisure facilities and country inns sought after Bakewell has to offer. Bordered by impressive Peak District countryside with many local walks and the Monsal Trail on the doorstep. Buxton & Matlock are a short distance away as well as Sheffield and Chesterfield.

The property is currently run as a successful holiday let but is also ideally suited as a main home comprising: ground floor communal entrance hallway, first floor hallway, private entrance lobby with built in storage cupboard. An impressive open plan living dining kitchen with fabulous unrivalled riverside views. Two double bedrooms and a bathroom with a separate shower enclosure.

Off road parking for one vehicle. The contents are by separate negotiation.

No upward chain.

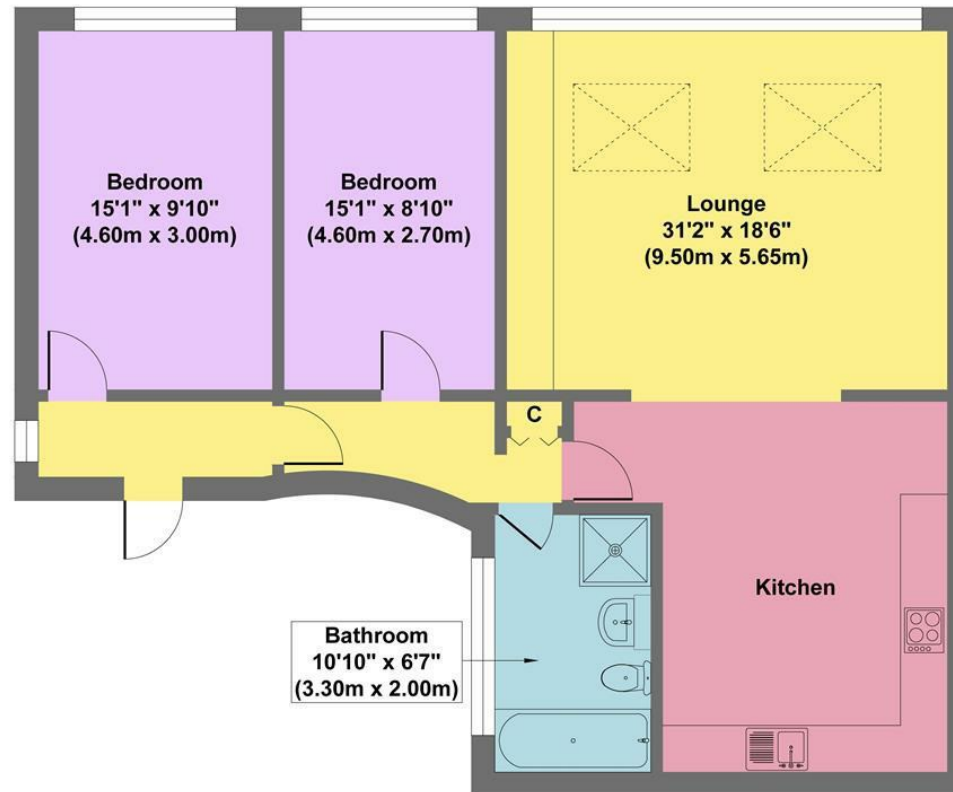


- Idyllic Riverside Views
- Centrally Positioned Within Walking Distance Of The Town Centre
- Direct Access To Many Local Walks & Cycle Trails
- Excellent Range Of Shops Cafes & Restaurants
- Immaculately Presented Throughout
- Currently Run As A Successful Holiday Let
- Off Road Parking For One Vehicle
- No Upward Chain
- EPC; D
- Viewings: Bakewell Office





## Apartment 3 Rutland Mill



Approximate Floor Area  
955 sq.ft  
(88.72 sq.m.)

**Approx. Gross Internal Floor Area 955 sq.ft / 88.72 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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