



Granby House
Water Street | Bakewell | Derbyshire | DE45 | EW

STEP INSIDE

Granby House

A unique opportunity to acquire this landmark, Georgian Grade II Listed building in the centre of this stunning historic village of Bakewell, in the heart of the Peak District. Dating back to 1765 and originally constructed for the Duke of Rutland as part of his estate and built for his mistress, the stunning architecture and features of the property are very traditional for the era and pleasing to the eye. The property has sympathetically and lovingly been transformed into five separate, fully self contained apartments, with high ceilings, deep skirting boards and large sash style windows throughout. The property is very close to pubs, restaurants, shops and tourist attractions in the heart of Bakewell and the Peak District. Private parking is available within the grounds leading to a private entrance to all apartments.

The location of the property is ideal for holiday makers and tourists to enjoy the delights of the local area, while being in the very heart of the town, with all its superb facilities, restaurants, bars and local amenities. The property is situated in Bakewell, 1.7 miles from Haddon Hall. Chatsworth House is 4.5 miles from the property. The current owners, retiring after many years of running a successful holiday let business, are offering the opportunity to purchase the building along with the forward booking and ongoing rental agreements in place. Please contact the office for further details.

Bakewells Hidden Treasure

This apartment is on the ground floor, with level access and a car parking space directly outside. The entrance door leads straight in to a well equipped kitchen, with a door leading into an airy, light, open lounge, with large window and marble fireplace. The bedroom has a super king size, four poster bed, with a balcony door leading to an outside patio area. The compact bathroom is equipped with an electric shower.



Bakewell Tart or Pudding

This first floor apartment has a large lounge with balcony, a copper head fireplace, with sofas plus dining table and chairs. A beautiful, large bedroom with a king size four poster bed and a bathroom to the side, with a D shaped shower



Chatsworth Suite

Thought to have originally been the parlour of the house, Chatsworth Suite offers two fabulous, double bedrooms, one four poster double bed and one with a large king size bed, both with en-suite facilities. The main bedroom has an impressive bathroom, with a modern freestanding bath and a separate shower. A well-equipped contemporary kitchen provides you with everything you require for your holiday, before you retire to the comfortable sitting room, which boasts a feature fireplace and french doors leading to a small stone balcony, overlooking a courtyard.



Bakewells Little Secret

This second floor apartment sleeps two people in one king-size double bedroom and has a separate bathroom, offering a roll-top bath, with claw feet and a rain shower. There is also a separate kitchen and open plan seating and dining area. Bakewell's Little Secret is perfect for romantic couples.



Little Granby

A ground floor, two bedroom apartment with a private entrance to both sides of the building. Comprising of a well equipped kitchen, lounge with useful storage and access to small cellar area. Two double bedrooms and a family bathroom. The apartment further benefits from having a small private garden area overlooking the courtyard with access to the private parking area.





SELLER INSIGHT

“Built for the mistress of the Duke of Rutland back in 1765, this imposing Grade II listed townhouse occupies an enviable central location in the historic market town of Bakewell. In more recent times the property has been beautifully and very sensitively refurbished and split into five luxury apartments, which are currently rented out, but they could equally be used as holiday lets that would appeal to Bakewell's lucrative tourist market.

“It was the sheer character of the building that originally drew us to the property,” says the owner. “It's always a surprise to happen upon such a striking Georgian building right in the heart of Bakewell. In fact it's so unique that more often than not you'll see people stop and admire it; it must have been photographed thousands of times.”

“It was first converted into apartments way back in the 1950s, then it was run as a B&B for a spell, and when we came across it, the fact that it doesn't have a garden, but does have plenty of parking, and also the fact that it sits in a prime location in this famous town meant that turning it back into apartments was a bit of a no-brainer. It was in need of some TLC so we've sympathetically refurbished each flat, incorporating modern comforts and at the same time restoring and enhancing all of the elegant period features. There's a grand staircase, which we think was added in Victorian times, beautifully tiled hallways and most of the original sash windows have survived the test of time. Each apartment is just stunning throughout and each has its own unique character and charm.”

“One of the standout features of the property has to be the location,” continues the owner. “Step out of Granby House and you're right in the heart of Bakewell. The Old Original Bakewell Pudding Shop is directly opposite, and throughout the town there's an array of lovely tea rooms, pubs and restaurants to enjoy. There's a food festival in April, a cycling festival in June and the Farmers' Market, where you can buy fresh local produce comes to town every month, and let's not forget the spectacular landscape of the Peak District National Park, which is right on the doorstep and a joy to explore.”

“Bakewell is a thriving town in the heart of the Peak District National Park so it's a place that in my mind offers the best of everything, which is why the apartments have proved to be so popular with both tourists and tenants alike.”

“The building is steeped in history, and the renovation process was a bit of a voyage of discovery. In one of the rooms we found an exquisite bone china cup behind an old skirting board, and we had visions of a maid having to hide it after accidentally dropping and damaging it. If these walls could talk...”

“This is one of the most prominent buildings in the whole of Bakewell and it has been an absolute honour to own it,” says the owner. “We'll be sad to let it go, but it's time for a new chapter in its fascinating history, and we see it as an exciting opportunity for the new owners to take over the reins of a cracking business.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

OUTSIDE

This stunning development opportunity sits on a plot of circa 1-acre that is both private and quiet. A great feature for the property is the additional circa 3-acre paddock located to the rear of the building plot. The paddock also has the added benefit of vehicular access. Holly House Farm is located on the Mid Shires Way, a 230-bridle path; the far-reaching views from the field are a striking feature of the site.

Services

There is no gas to the property
Mains electricity
Mains water
Mains drains
Individual and communal broadband

Local Authority

Peak District National Park

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973 888

Website

For more information visit www.fineandcountry.com/uk/derbyshire

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

LOCATION



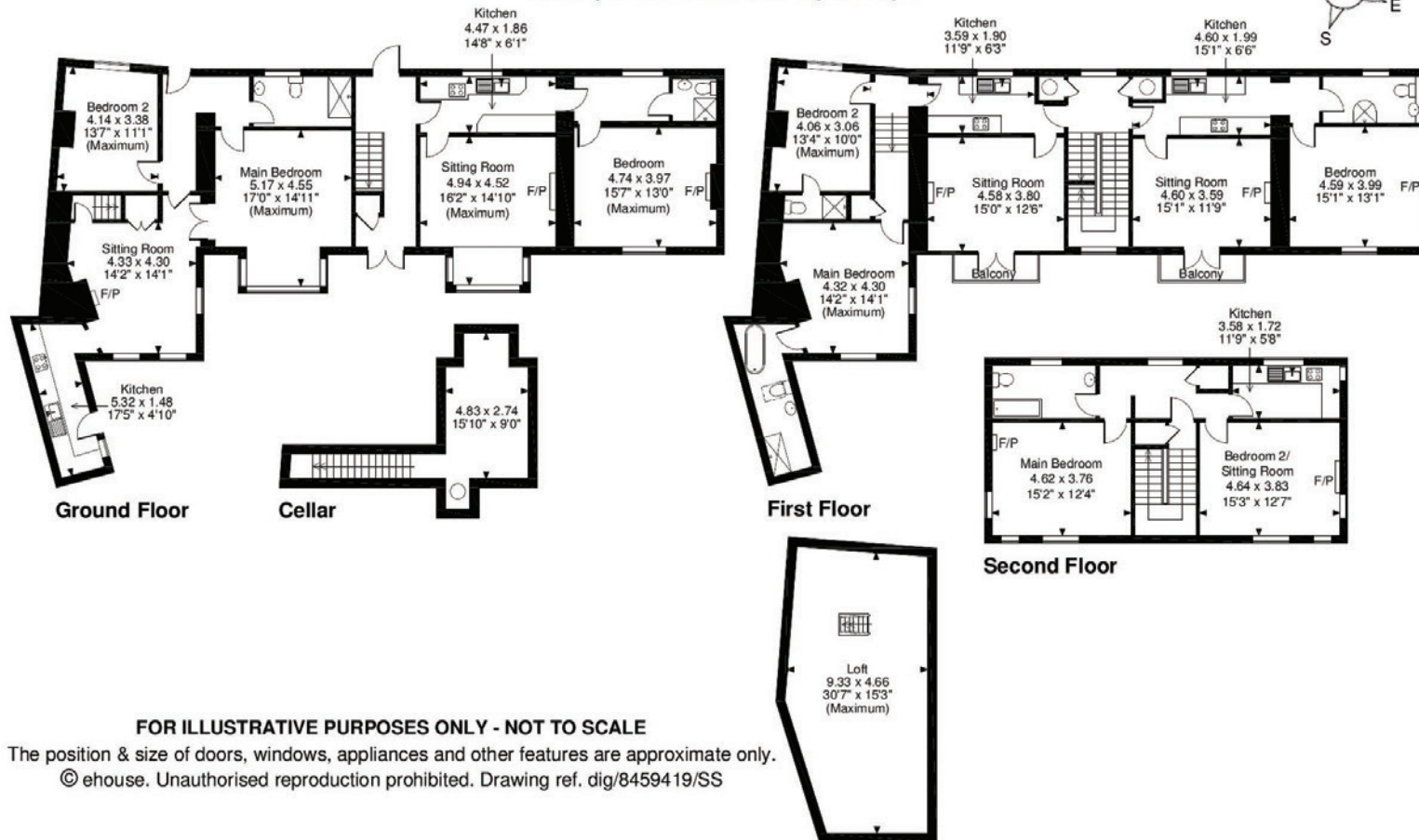
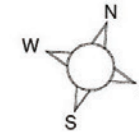
The property is in the centre of Bakewell accessed via a private drive. The Peak District is home to some of the most spectacular and fascinating historic country houses and castles in the country. The closest of which is the eminent Chatsworth House and the stunning medieval manor, Haddon Hall. Both of these stately homes have inspired filmmakers, authors and painters over the centuries and are synonymous with the history of the area. Bakewell itself is said to be the heart of the Peak. A prosperous town set within a valley alongside the River Wye. The local walks and leisure activities are extensive as well as exploring the local heritage and history. The divided landscape has something for everyone from the windswept moors in the north, known as the Dark Peak to the softer green meadows of the White Peak in the South.

There is a wide variety of independent shops, hotels, museums, art galleries, restaurants and cafés. The latter providing the perfect opportunity to sample the local delicacy, the Bakewell Pudding. The local schools here too are well renowned with Lady Manners achieving multiple awards and have a long and successful tradition of involvement in the wider community.

There is also an excellent independent prep school within the heart of the town itself. Bakewell is easily accessible for local transport hubs such as Derby, Sheffield and Chesterfield and close to other market towns such as Matlock and Buxton.



Granby House, Water Street, Bakewell
Approximate Gross Internal Area
Main House = 4054 Sq Ft/377 Sq M
Loft = 434 Sq Ft/40 Sq M
Balcony external area = 52 Sq Ft/5 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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