



**Old Mill, Hartington, Buxton, SK17 0HL**



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**Old Mill, Hartington, Buxton**

A period limestone detached former mill of substantial proportions incorporating a water wheel and additional accommodation within a detached two storey annex. The property occupies a delightful situation with large well maintained gardens adjoining the River Dove and Mill Race.



### Entrance Hall

10' x 9' 10" ( 3.05m x 3.00m )

With stout entrance door and quarry tiled floor. Exposed limestone walls, radiator, wall light points and coat pegs. Glazed doors open from the entrance hall to the:

### Conservatory

13' 10" x 9' ( 4.22m x 2.74m )

With double glazed windows to the side and rear. Further French doors open directly onto the natural stone paved terrace where there are delightful views over the mill race. Wall light points and a Duplex convector heater.

### Ground Floor Cloakroom/ Wc

With low flush suite in white with pedestal wash hand basin with mono block tap and mosaic tile splashback. The floor is quarry tiled, radiator and a side facing window.

### Dining Hall

15' 8" x 22' ( 4.78m x 6.71m )

Maximum measurements including the turning staircase to the first floor galleried landing. Front facing stone mullioned window with deep quarry tiled sill and further rear facing window provides a dual aspect. The floor is quarry tiled throughout with two radiators and wall light points. A natural stone fireplace to one corner with fire and the ceiling is heavily beamed.

### Farmhouse Style Kitchen

14' 7" x 12' ( 4.45m x 3.66m )

A comprehensive range of base and wall cabinets in antique pine effect with roll edged granite effect work surfaces which have tiled splashback and inset resin sink unit with mixer tap. Built in appliances comprise of 4 ring ceramic hob with cooker hood above and double electric oven adjacent. Integrated dishwasher and space for further appliances. Quarry tiled floor throughout and a heavily beamed ceiling. The kitchen enjoys a delightful dual aspect with windows overlooking the driveway, forecourt and distant views over the rolling countryside. Radiator.

### Utility Room

12' x 6' 5" ( 3.66m x 1.96m )

Also with dual aspect with window overlooking the front gardens and a UPVC double glazed door which leads directly onto a cobbled terrace and landscaped gardens. Matching base cabinets with single stainless steel sink unit, space for a washer and American style fridge freezer. Radiator.

### Note

The utility room and kitchen could be combined to provide a large dining kitchen.

### Inner Lobby

#### Oak Panelled Dining Room

22' 9" x 14' 5" max taken into bay ( 6.93m x 4.39m max taken into bay )

With a delightful stone mullioned bay with central French door opening onto the south facing terrace and landscaped gardens offering spectacular views and bridge. A superb natural stone fireplace with very deep natural stone flagged hearth and open fire. The

ceiling is heavily beamed. Wall light points and radiator.

### Guest Bedroom

10' x 17' 6" max overall ( 3.05m x 5.33m max overall )

Ceiling beams exposed with a stone mullioned window to the rear providing stunning views over the Mill Race. Radiator.

### En-Suite Bathroom/ Wc

With white and chrome suite featuring panelled bath with shower attachment, pedestal wash hand basin and low flush wc. The floor and walls are ceramic tiled in white, radiator and extractor fan.

### First Floor Galleried Landing

15' 9" x 9' ( 4.80m x 2.74m )

Natural oak boarded with a delightful view over the stair well. Window overlooking the rear, radiator and ceiling beams. Electric consumer unit.

### Sitting Room

24' x 22' ceiling height is 10ft ( 7.32m x 6.71m ceiling height is 10ft )

The spectacular views are enjoyed from this delightful lofty reception room with exposed roof trusses and ceiling beams. Windows to the rear overlooking the Mill Race, to the side over the island and southerly views to the front through stone mullioned windows overlooking the river, bridge and distant views over rolling limestone countryside. There is a substantial stone fireplace with stone hearth and log burning stove. Numerous wall light points and two radiators.

### Bedroom

12' 4" x 15' 9" ( 3.76m x 4.80m )

Measurements include built in fitted wardrobes which provide extensive hanging rail space and shelving. There are south facing mullioned windows overlooking the river and bridge. Distant views over rolling countryside. The natural pine boards are exposed. Radiator.

### Shower Room/ Wc

5' 5" x 6' 11" ( 1.65m x 2.11m )

With white suite and chrome fittings featuring corner glass shower enclosure with Aqualisa electric shower, pedestal wash hand basin and wc. Radiator and side facing window.

### Master Bedroom Suite

16' x 13' max overall ( 4.88m x 3.96m max overall )

The delightful views are enjoyed to the east and also to the south over landscaped gardens and rolling countryside. Radiator.

### En-Suite Bathroom/ Wc

9' x 5' 4" ( 2.74m x 1.63m )

Including panelled bath, pedestal wash hand basin and wc. Part mosaic tiling and easterly facing window. Radiator.

### Exterior Gardens

The property occupies a stunning location next to the natural stone Georgian bridge

over the River Dove. There are south facing gardens with a full width grit stone cobbled terrace taking in the southerly aspect with shaped lawns beyond. At the front of the property a tarmac driveway provides vehicular parking and turning space for several vehicles.

### The Island

The island is a spectacular position bound by the River Dove and the Weir upstream and the Mill Race leading to the Mill House. A bridge from the property gives access onto the large lawned garden studded with specimen trees and fruit trees. There are wonderful river views from the gardens, beyond the river are beautiful limestone country views.

### Wheel House

The wheel house contains a fully refurbished water wheel which provides hydroelectricity.

### Annex

#### Entrance Hall

With coat pegs and shelving.

#### Dining Kitchen

11' 9" x 12' 3" irregular shaped room ( 3.58m x 3.73m irregular shaped room )

Base and wall cabinets with beige doors and roll edged work surfaces incorporate a stainless steel sink unit. Built in appliances including 4 ring ceramic hob with electric oven beneath. Space for further appliances. The spacious dining area is carpeted with a delightful aspect over the mill race, island garden and the rear courtyard. Deep understairs storage cupboard with light. Radiator.

#### Ground Floor Shower Room/ Wc

6' 4" x 6' 1" ( 1.93m x 1.85m )

With white and chrome suite featuring a shower enclosure with thermostatic shower, pedestal wash hand basin and wc. Porcelain ceramic tiled floor and walls with central heated ladder towel rail and front facing window.

#### First Floor Landing

From the dining kitchen a staircase leads to the first floor landing. Velux rooflight.

#### Bedroom

11' 7" x 11' 10" ( 3.53m x 3.61m )

Maximum overall measurements taken within the purlin into restricted headheight. Velux rooflight with blind. Radiator and wall light points. Access to undereaves storage.

#### Bedroom

11' 10" x 12' 6" ( 3.61m x 3.81m )

Maximum overall measurements taken into purlins where there is restricted headheight. Undereaves storage and radiator. Velux rooflight and blind. Wall light points.



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## Old Mill, Hartington, Buxton

- A period limestone detached former mill
- Detached two storey Holiday Cottage
- By the River Dove with Hydroelectric Waterwheel
- Occupies a delightful situation with large well maintained gardens
- Generous off road parking and stunning views

Tenure: Freehold EPC Rating: F

# £800,000



Please note the marker reflects the postcode not the actual property

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**01335 346677**



[Ashbourne@bagshawsresidential.co.uk](mailto:Ashbourne@bagshawsresidential.co.uk)



1 Shawcroft Centre, Dig Street, ASHBOURNE,  
Derbyshire, DE6 1GF



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