



**Rock Mill The Dale, Stoney Middleton Hope Valley S32 4TF**

**welcome to**

## **Rock Mill The Dale, Stoney Middleton Hope Valley**

- Investment opportunity
- High Specification
- Two Parking Spaces
- No Chain
- 

Tenure: Leasehold EPC Rating: B

Council Tax Band: Deleted Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £250,000

**view this property online** [bagshawsresidential.co.uk/Property/BAK107622](http://bagshawsresidential.co.uk/Property/BAK107622)



**Property Ref:**

BAK107622 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

### **The Apartments**

A purpose built holiday and short stay apartment, benefiting from its enviable location in the heart of the Peak District in the historic village of Stoney Middleton.

Concierge, secure cycle storage, boot room, landscaped BBQ area, communal lounge / breakout facility, heated lockers and storage.

Outside, a children's climbing wall, on-site electric car charging facilities, CCTV, and a clean down area for bikes and dogs.

Whilst endless trails including the village heritage trails lead directly from its doorstep. Apartments will enjoy views of the stunning Middleton Dale, Cupola Visitor Centre, featuring a huge chimney, commemorating the former Lords Cupola lead smelting mill which once occupied the site. It features a heritage centre, craft shop, and the unique Cupola Kitchen Café, providing high quality food all day for the benefit of guests.

### **Penthouse Duplex**

Enjoying a lofty top floor position this duplex apartment is located to the front of the property, providing guests with a peaceful, natural, unspoilt woodland view.

The lower floor of the apartment accommodates a quality fitted Shaker style kitchen, with oven, hob, microwave, dishwasher, fridge and a

sink with dining space for four. The lounge area provides a relaxing space for four, or alternatively, converts to provide a further double bed accommodating two more guests. The lounge looks out to the front providing a connection to the woodland beyond. The lower floor also accommodates a very ample double bedroom which has a fitted wardrobe, also sharing views over the woodland. The bathroom is conveniently located to provide equal access to all guest on this level. The upper floor provides an escape to a lofty private space with stargazing roof windows.

### **Lease Details**

Lease details. Should you require further information please contact the branch.

### **Key Features**

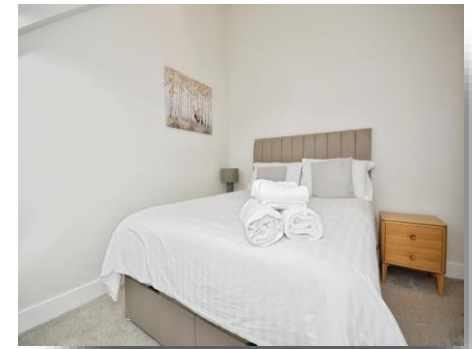
Locally sourced natural limestone external walls and natural slate roof tiles.

Allocated car parking spaces, car charging points and dog and bike external washing facilities

Photo voltaic panels, electrical thermostat-controlled heating and LED lighting throughout.

CCTV system, lift access to all floors, sprinkler system and secure glazed access doors with fob entry.

Fully integrated kitchens and appliances with white work surfaces. Wood-grain luxury flooring



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