



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



3 Burton Close Mews, Bakewell, DE45 1AG

Auction Guide Price £300,000 - £350,000

ONLINE AUCTION 17TH JUNE 2026

This Grade II Listed charming three DOUBLE bedroom stone mews house is set in an enclosed private courtyard being developed from former stables and coach house. Number 3 is quietly situated in the corner of the mews, offering accommodation set over two floors and boasting many original charms and features throughout. Externally, the property offers parking with mature sizeable gardens laid to lawns with established trees and shrubs. Located in the PEAK DISTRICT just outside the village of Bakewell the setting is second to non. The property is in need of some renovation and modernisation.

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Situation



The property is situated in the popular market town of Bakewell within easy commuting distance of Ashbourne and Buxton, also being on the boundaries of the picturesque Peak District National Park.

Directions



From our Leek office take the A53 Buxton Road out of the town. Continue along passing through Upper Hulme and take the right hand turn signposted Longnor. Follow this road through Longnor and Monyash and into the town of Bakewell. At the traffic lights turn right onto the A6 signposted Matlock. After the second set of traffic lights turn right into Burton Close Drive and follow the road which then becomes a smaller track, bearing left at the fork in the road, and continue into the main courtyard where number 3 is situated on the left hand side identifiable by our For Sale board.

Accommodation Comprises:

Rear Side Door leading to

Kitchen 18'0" x 13'0" (5.50m x 3.97m)



With tiled floor, double glazed window to rear, external door to side, oil fired Aga range providing cooking facilities, base units with work surface over, inset sink unit and pantry off



Dining Room 16'1" x 12'10" (4.91m x 3.92m)



With herringbone block floor, double glazed window with secondary glazing to rear, with secondary glazing to rear, open fireplace with brick surround and electric storage heater



Sitting Room 6.102m x 3.923m

With herringbone block flooring, double glazed window with secondary glazing to front, secondary double glazed french doors to rear, stone fireplace with open fire on matching hearth, patio doors to garden and electric storage heaters.

First Floor Landing



Entrance Hallway



Staircase leading to First Floor Galleried Landing with loft access, double glazed arched window. Access to: -

Bedroom One 18'0" x 12'3" (5.50m x 3.75m)

With feature arch double doors to the front, herringbone block floor, Dimplex electric storage heater, double glazed window with secondary glazing to the front and stairs off with under stairs cupboard



Shower Room



With fitted carpet, decorative fireplace, electric storage heater, double glazed window with secondary glazing and full wall of mirrored built in wardrobes

With low level WC, wash hand basin in vanity unit and corner shower unit incorporating mixer shower fitment, window to front



Bedroom Two 14'6" x 12'11" (4.430m x 3.943m)
With fitted carpet, full wall of fitted wardrobes, electric storage heater, loft access, double glazed window to rear with secondary glazing

Bedroom Three 16'1" x 13'1" (4.920m x 3.999m)
With full wall of fitted wardrobes, electric storage heater, double glazed window with secondary glazing to rear and wash hand basin.

Bathroom 11'9" x 5'8" (3.59 x 1.73)



White suite comprising of panel bath with mixer tap and shower attachment, low level WC, wash hand basin, double glazed window with secondary glazing, airing cupboard with hot water cylinder and storage heater.

Outside



To the entrance of the property is an enclosed private courtyard offering parking, gated access to the rear housing oil storage tank and garden shed with further sizeable formal gardens laid to lawns with established trees and shrubs. The property also has the benefit of a garage within the courtyard.



[Services](#)

We assume the property is connected to mains electricity, water, oil and drainage.

[Viewings](#)

By prior arrangement through Graham Watkins & Co.

[Local Authority](#)

The local authorities are Derbyshire County Council and Derbyshire Dales District Council.

[Tenure and Possession](#)

The property is held freehold and vacant possession will be given upon completion.

[Wayleaves & Easements](#)

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

[Please Note](#)

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

[Viewings](#)

By prior arrangement through Graham Watkins & Co.

[Measurements](#)

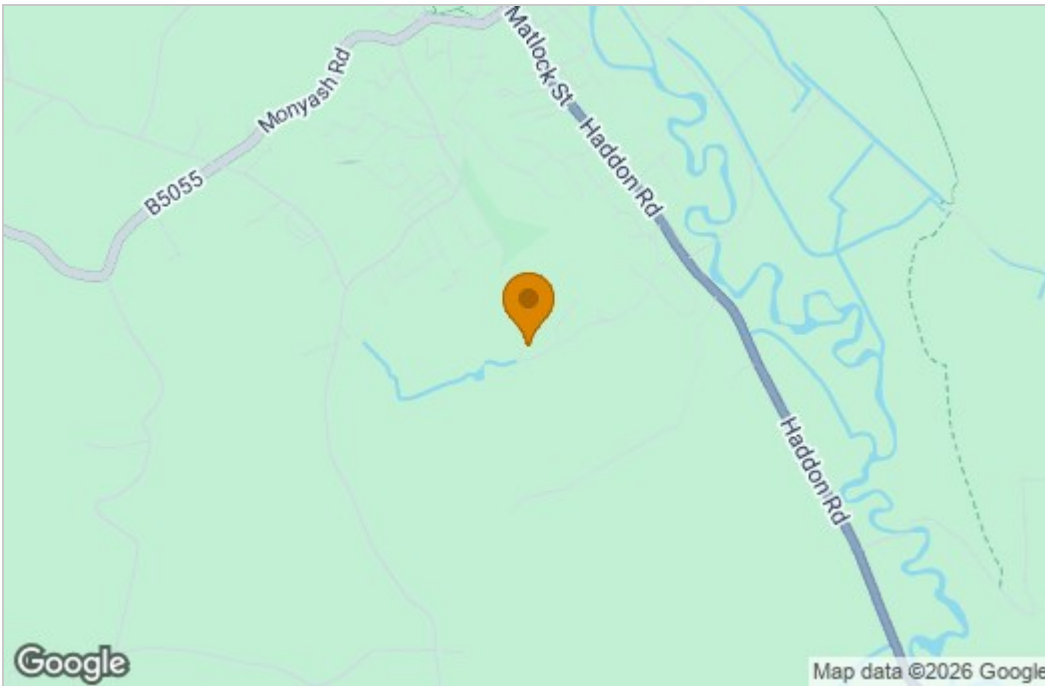
All measurements given are approximate and are 'maximum' measurements.

Floor Plan

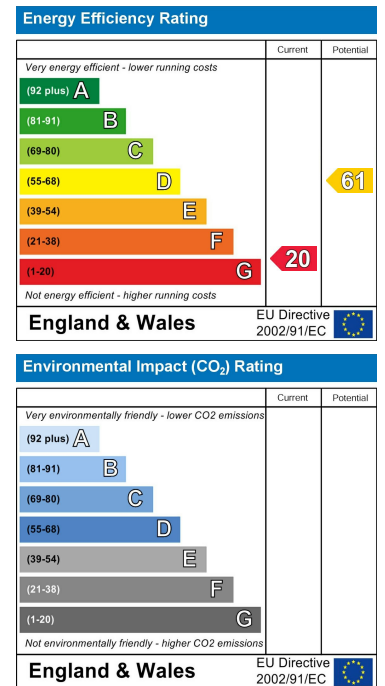


Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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