



# Haig House and Bath House

Bakewell





**Haig House and Bath House**  
**Bath Street**  
**Bakewell**  
**Derbyshire , DE45 1BX**

An impressive heritage building grade II listed building sits at the heart of Bath Gardens in the historic market town of Bakewell. The building has planning consent for the conversion into two residential dwellings comprising an extensive five bedroom property over four floors and a three bedroom property over two floors.

**Guide Price:**

**£450,000**



Bakewell Office - 01629 812777



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**Location:**

The property is in the centre of the highly desirable Peak District market town of Bakewell which offers a wide range of amenities such as a church, primary school and secondary school, supermarkets and high street shops. The town is close to the tourist attractions of Chatsworth House, Haddon Hall and the Monsal trail. The Monsal trail runs through Bakewell and across the Peak District National Park and can be accessible for walkers, cyclists and horse riders.

Despite being in the Peak District, Bakewell is easily accessible to Manchester, Sheffield, Nottingham and Chesterfield.

**Description:**

An impressive heritage building dating back to 1687 sits at the heart of Bath Gardens in the historic market town of Bakewell. The original spa bath boasts an arched gritstone feature vaulted ceiling





serving as the central hub for living, dining, and kitchen activities in the proposed conversion. This Grade II listed property obtained Planning and Listed Building consent in October 2023 for conversion into two open-market dwellings, boasting respectively approximately 3185 sq. ft and 1582 sq. ft overall. Potential uses extend to holiday letting, highlighting its historical significance and numerous heritage features.

### **Bath House proposed**

#### **Ground Floor:**

The ground floor would comprise a playroom, study/home office alongside a boot room/utility area leading into the garden. There would be a large entertaining and living space in the open plan living dining kitchen.

#### **First, second and third Floors:**

Leading to the first floor would comprise a double bedroom and a family bathroom. The second floor would house two large double bedrooms both with ensuite facilities and a single bedroom. The third floor would comprise the further double bedroom and a ensuite shower room.

#### **Externally:**

With three entrances, the main access opens onto Bath Gardens, offering views of both the gardens and the adjacent bowling green. There would be a private garden space inclusive of stone outbuildings.

### **Haig House proposed**

#### **Ground Floor:**

The Ground floor would feature an entrance porch, a dual-aspect sitting room, leading into a dining room, a dining kitchen, and an internal hallway providing access to a ground floor bedroom and shower room.

#### **First Floor:**

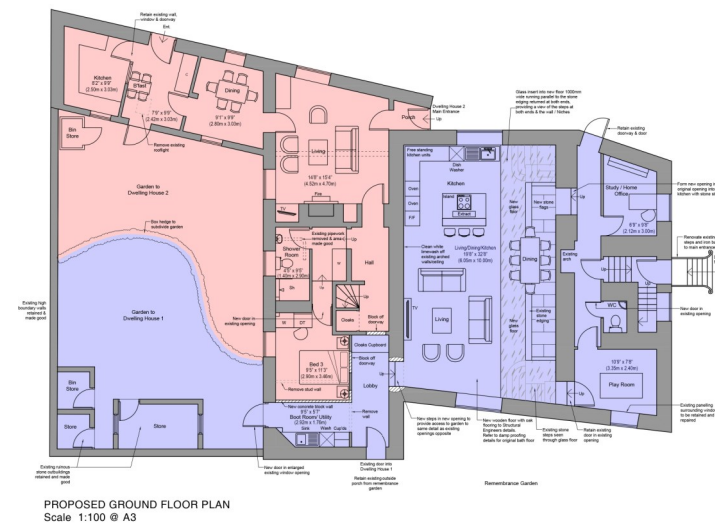
The first floor holds two attractive double bedrooms, a family bathroom serves both bedrooms.

#### **Externally:**

There would be a courtyard garden accessed from the dining kitchen.

#### **Planning Permission:**

For full details, please visit the Peak District National Park planning portal by search for application no. NP/DDD/0423/0468 and Listed Building Consent NP/DDD/0423/0469.



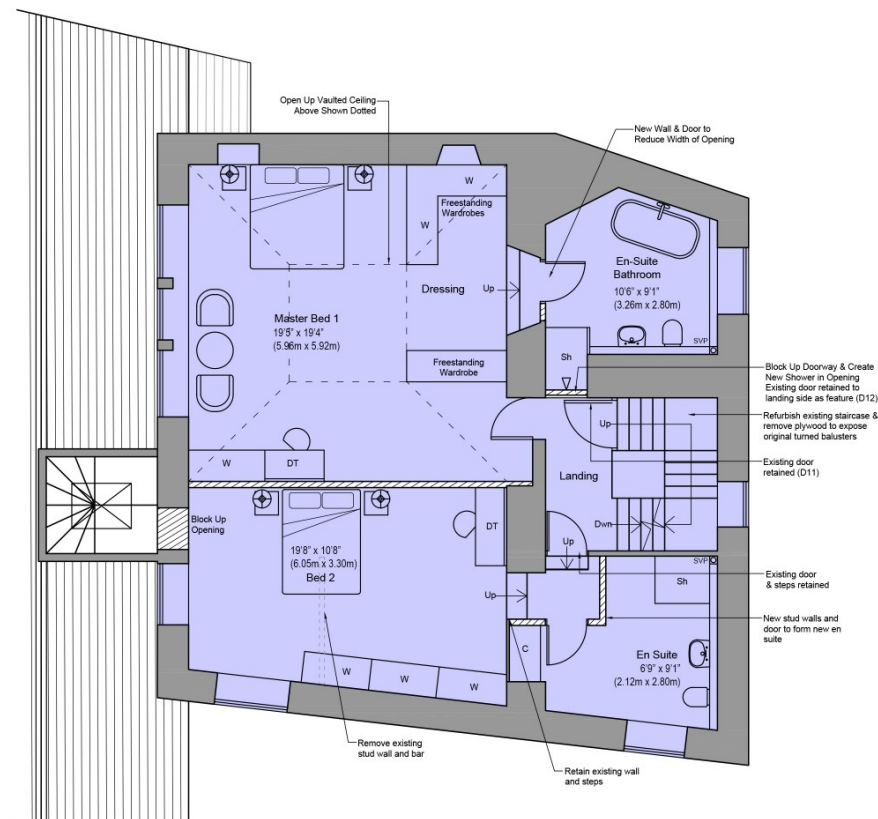
*Haig House, Bath Street, Bakewell*  
**Proposed Ground Floor Plan**

**ODL** OULSNAM DESIGN LTD  
Creative Architecture & Planning  
Exclusive Interior Design





PROPOSED FIRST FLOOR PLAN  
Scale 1:100 @ A3

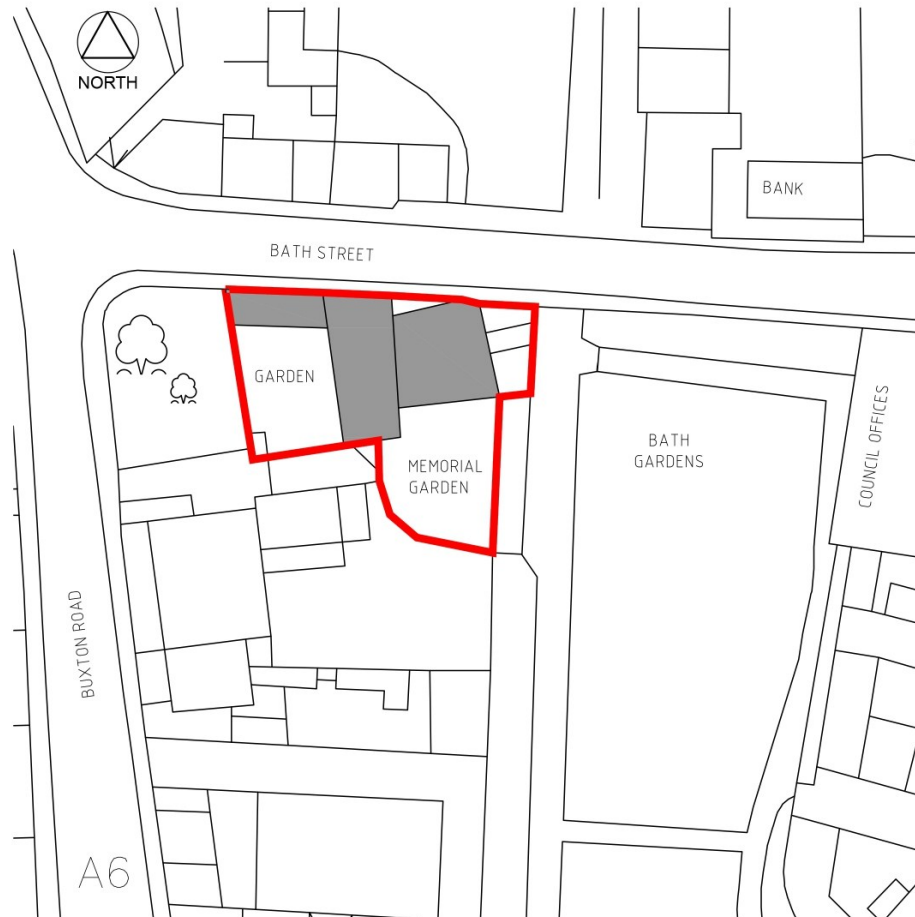


PROPOSED SECOND FLOOR PLAN  
Scale 1:100 @ A3

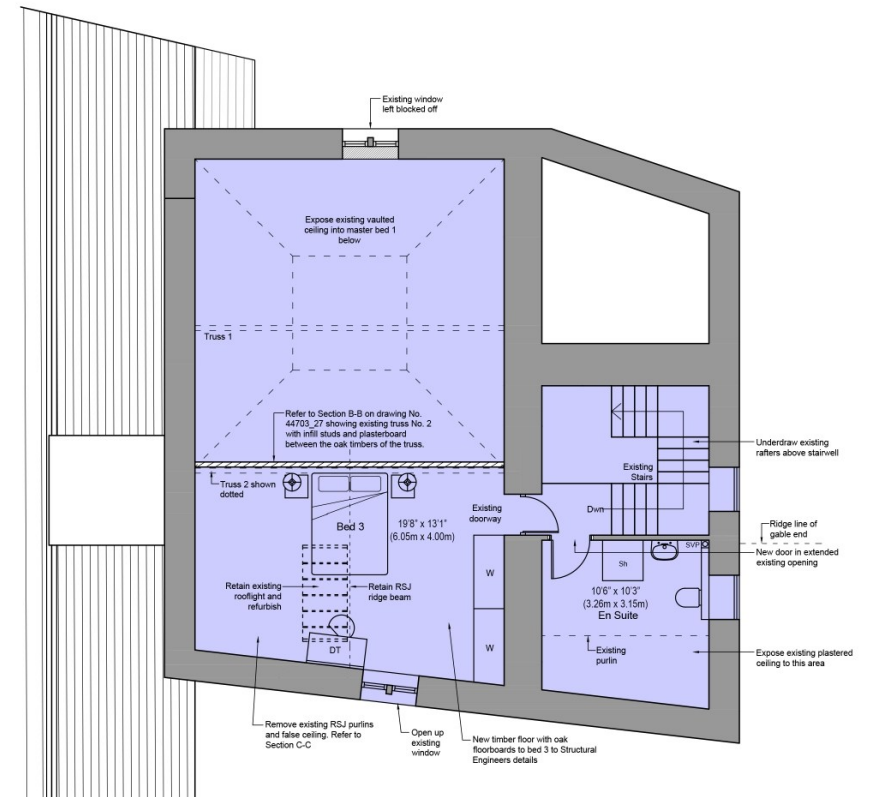
# Haig House, Bath Street, Bakewell

## Proposed First & Second Floor Plans





PROPOSED SITE PLAN  
Scale 1:500 @ A3



PROPOSED THIRD FLOOR PLAN  
Scale 1:100 @ A3

# Haig House, Bath Street, Bakewell

## Proposed Third Floor Plan & Site Plan



**Services:**

The property benefits from mains water, drainage and electric.

**Broadband Connectivity:**

Broadband connectivity is not presently available at the property however it is understood that this can be obtained via mobile and/or satellite. We recommend that prospective purchasers consult the website <https://www.ofcom.org.uk> to obtain an estimate of the broadband speed for this location.

**Mobile Network Coverage:**

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

**Tenure and Possession:**

The property is sold Freehold with vacant possession.

**Rights of Way, Wayleaves and Easements:**

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

**Fixtures and Fittings:**

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

**Solicitors:**

Taylor Emmet solicitors 20 Arundel Gate, Sheffield South Yorkshire, S1 2PP . Contact Ross Ward.

**Method of Sale:**

For Sale by Private Treaty

**Local Planning Authority:**

Peak District National Park Authority.

**Local Authority:**

Derbyshire Dales District Council.

**Parking:**

A private parking space located a short stroll away, supplemented by additional residents' parking subject to council permits .

**EPC:**

Exempted (Grade Listed)

**Money Laundering Regulations 2017:**

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party.

**Agents Notes**

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.











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