

The Penthouse, 1 Rutland Mill Coombs Road, Bakewell, Derbyshire, DE45

Saxton Mee

1 Rutland Mill Coombs Road

Offers In The Region Of

£425,000

With a truly unique riverside setting and a contemporary high-end finish throughout, this stunning two double bedroom penthouse apartment offers an exceptional opportunity to live in the heart of historic Bakewell. Built by a local architect, the apartment has been thoughtfully designed with a spacious open-plan layout that seamlessly blends modern luxury with subtle nods to traditional features, creating a sophisticated & inviting living space.

Centrally located in the sought-after Peak District town, a short stroll from Bakewell's vibrant selection of independent shops, cafés, restaurants, country inns & leisure facilities.

The Penthouse apartment is accessed via a shared entrance with security intercom, leading to a private lobby and staircase rising to the main living area. Here, a striking kitchen takes centre stage, fitted with a sleek central island offering a breakfast bar & a high-end range of Siemens appliances including a warming oven, combination microwave, main oven, five-ring induction hob with a pop-up extractor, fridge freezer & integrated dishwasher.

Solid wood flooring complements the clean lines, while a dramatic feature window frames elevated views across the rooftops of Bakewell & floods the living space with light. A Multi-functional feature fireplace adds a stylish focal point to the open-plan living room & dining area, which offers both comfort & elegance.

A utility room with storage, washing machine & dryer. A double bedroom with fitted wardrobes & an en-suite shower room, complete with underfloor heating & Villeroy and Boch fittings. A second double bedroom with an en-suite bathroom with spa bath & a further shower room, both with underfloor heating.

A spiral staircase leads to a versatile mezzanine level with river views, offering an ideal space for a study, additional sleeping platform or a quiet area. The apartment also benefits from an allocated off-road parking space.



- Stunning Riverside Views
- Centrally Positioned Close To Excellent Town Centre Amenities
- Air Conditioning Heating System
- Contemporary Open-Plan Living Accommodation
- Designed & Completed By A Local Architect
- Off Road Parking For One Vehicle
- No Upward Chain
- EPC: D
- Viewings: Bakewell Office









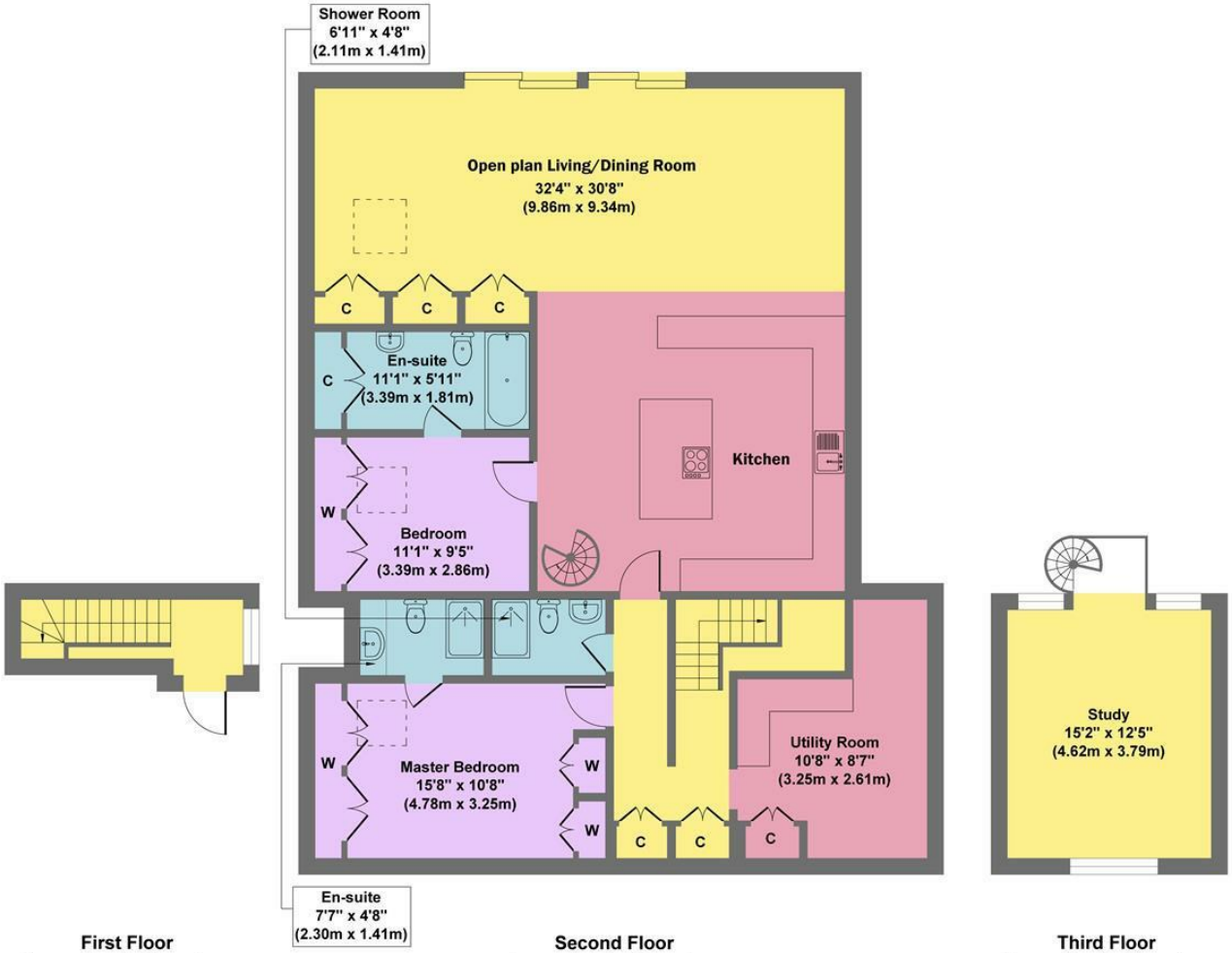








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First Floor
Approximate Floor Area
53 sq.ft
(4.94 sq.m.)

Second Floor
Approximate Floor Area
1581 sq.ft
(146.87 sq.m.)

Third Floor
Approximate Floor Area
188 sq.ft
(17.51 sq.m.)

Approx. Gross Internal Floor Area 1822 sq.ft / 169.32 sq.m

Illustration for identification puposes only measurements are approximate, not to scale

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