



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



3 Burton Close Mews, Bakewell, DE45 1AG
Auction Guide Price £350,000 - £400,000
ONLINE AUCTION 17TH JUNE 2026

FOR SALE BY ONLINE AUCTION ON WEDNESDAY 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 none. The property is in need of some renovation and modernisation.

REGISTRATION TO BID AND VIEW LEGAL PACK AVAILABLE THROUGH OUR WEBSITE 7 DAYS PRIOR TO AUCTION.

Auction Guide - £300,000 - £350,000

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

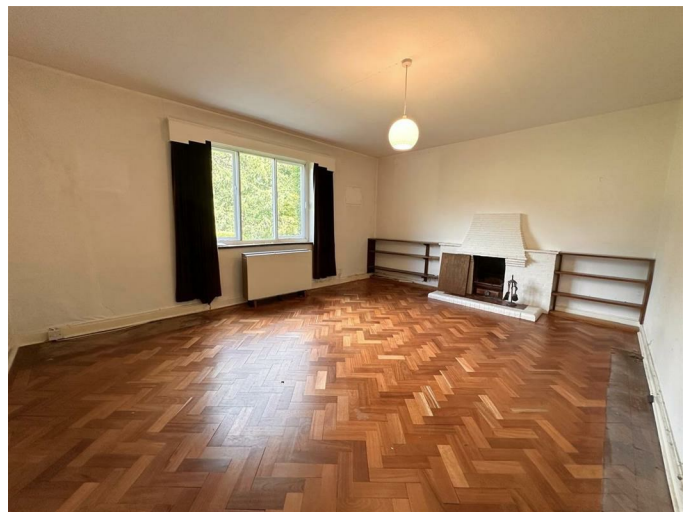
Kitchen 18'0" x 13'0" (5.50m x 3.97m)



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.

Condition of Sale

The conditions of the sale will be available on line through the Auctioneers seven days prior to the sale. The purchaser will be deemed to have knowledge of the Conditions of Sale and to have satisfied themselves on all matters contained or referred to either there or in the sales particulars.

Buyers Fee

The successful buyer of each lot shall be required to pay a buyer's fee of £500 + VAT (£600 including VAT) to the auctioneers. This is due on the fall of the hammer. The buyer will be provided with a VAT receipt following the auction.

Solicitors Details

Graham Watkins & Online Auction

Graham Watkins & Co Online Auctions is a new, innovative and pioneering platform for buying and selling property.

It provides all the benefits synonymous with traditional auctions, including: speed and certainty of sale, transparency and zero risk of gazumping or double-selling, but with the added advantage of being able to bid pressure free from the comfort of your own home or office via desktop, tablet or mobile phone.

Registration

A STRAIGHTFORWARD PROCESS FROM START TO FINISH

In order to bid at Graham Watkins & Co Online Auctions you will first need to create an account by providing your contact details. You will be required to verify your email address, by clicking an activation link that we'll send to you via email. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot you will need to complete the bidder registration steps, as detailed below. Please note, the first time you register to bid you will also be asked to verify your mobile number and upload copies of your photo ID (e.g. Driver's licence or passport) and recent proof of address (dated within the last 3 months). This is required so we can easily keep in touch and helps us confirm your identity in the event of you purchasing a lot.

Terms & Conditions

ENSURE YOU READ, UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS

You will be asked to read and accept our Online Auction Terms and Conditions. Additionally, there may be specific documentation relating to the sale of the property you're registering to bid on that will need to be read and accepted before you are able to bid.

Once accepted, you will receive a copy of the document(s) via email for your own records.

Solicitor

ENSURE YOU READ, UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS

You will be asked to read and accept our Online Auction Terms and Conditions. Additionally, there may be specific documentation relating to the sale of the property you're registering to bid on that will need to be read and accepted before you are able to bid.

Once accepted, you will receive a copy of the document(s) via email for your own records.

AML check

COMPLETE AN ONLINE ANTI-MONEY LAUNDERING CHECK

Graham Watkins are required by law to carry out an online anti-money laundering check on all persons wishing to bid. You will be asked to provide information to verify your identity, including your date of birth, addresses for the last 3 years and at least one of passport, driving licence or national insurance.

Bidder security

REGISTER YOUR CREDIT OR DEBIT CARD FOR THE BIDDER SECURITY

In order to bid online you will be required to register a credit or debit card for the bidder security deposit. We use Stripe who provide a secure, online card registration facility, and they will attempt to place a hold on funds' on your account for the bidder security amount (often known as a payment shadow' as no money is taken at this stage). The bidder security amount will be clearly displayed when registering your card.

On the fall of the electronic gavel, the winning bidder's card will be automatically debited for the bidder security amount, whilst all the unsuccessful bidder's cards will have their shadow payments released (this can take several days depending on the card provider). For more information about this process please read the detailed explanation at the end of this document.

[Due Diligence](#)

RECOMMENDED DUE DILIGENCE BEFORE BIDDING

In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability. You should also ensure that you thoroughly read and understand the legal pack and any other associated documentation available online and take proper legal advice accordingly. Finally, understand the contract you are entering into and the financial commitment that you will be liable for should you be the successful purchaser.

[Bidding](#)

STRESS-FREE BIDDING FROM THE COMFORT OF YOUR OWN HOME

When the auction opens, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease () buttons provided. Having set your preferred bid amount and clicking the Place Bid' button, you will be asked to confirm your bid at which point it will be placed.

Every time you submit a bid you will be clearly shown whether your bid was successful, and a full list of all bids is displayed on-screen at all times.

[Fall of Gavel](#)

FALL OF LEGAL POSITION WHEN YOU'VE WON THE AUCTION

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction usually within 28 days following the close of the auction but this will be confirmed within the legal documentation.

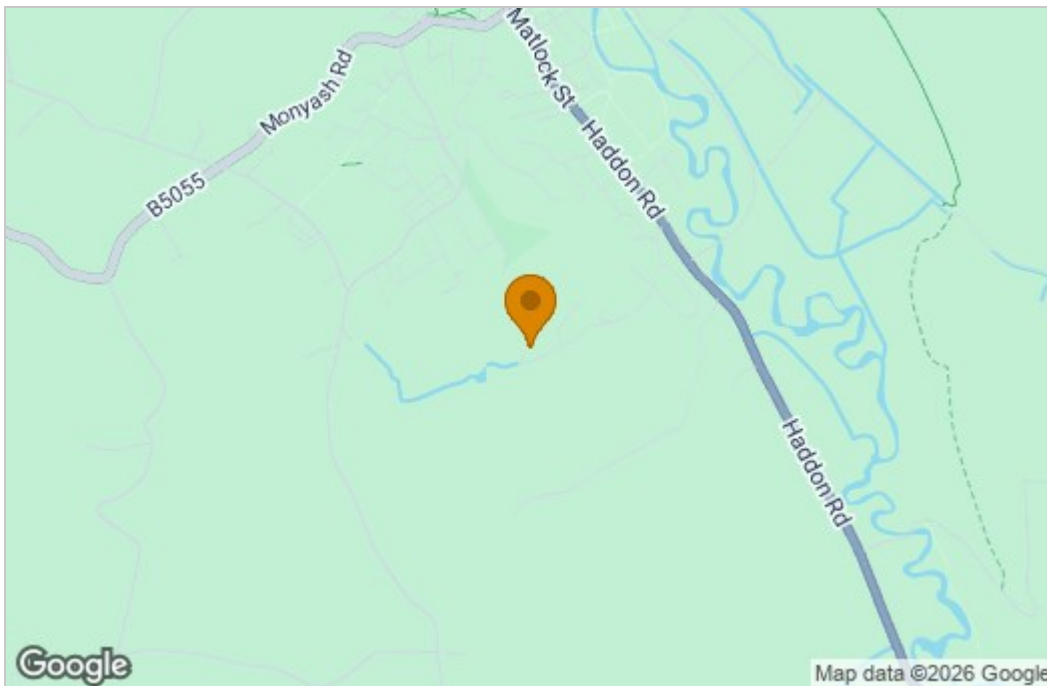
[Guide Price](#)

The guide price is issued as an indication of the auctioneer's opinion of the selling price of the property. Each property offered is subject to a reserve price which is agreed between the seller and the auctioneer prior to the auction, and which would ordinarily be within 10% (+/-) of the guide price. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. For a full definition of guide price and reserve price please contact the auctioneer.

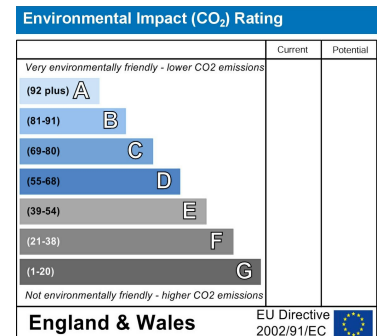
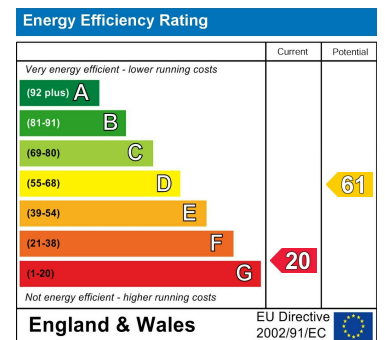
Floor Plan



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.

57 Derby Street, Leek, Staffordshire, ST13 6HU

Tel: 01538 373308 Email: enquiries@grahamwatkins.co.uk <https://www.grahamwatkins.co.uk>