



Holly House Rutland Square, Bakewell, Derbyshire, DE45 1BZ

Saxton Mee

Holly House Rutland Square

£280,000

A rare and exciting opportunity to acquire a characterful property in the very heart of Bakewell, offering excellent versatility as either a proven holiday let investment or an attractive main residence.

Presented in excellent condition throughout, the property retains an abundance of charm and character while providing spacious, well-proportioned accommodation. Having operated as a successful holiday let for a number of years, the property has a proven track record, with relevant accounts available to demonstrate its performance. There is also potential to further increase income, making this a particularly appealing investment opportunity.

With its sought-after central Bakewell location, generous accommodation and established letting history, this is a genuine turnkey investment offering a proven return, while equally suited to those seeking a distinctive home in the heart of the Peak District.

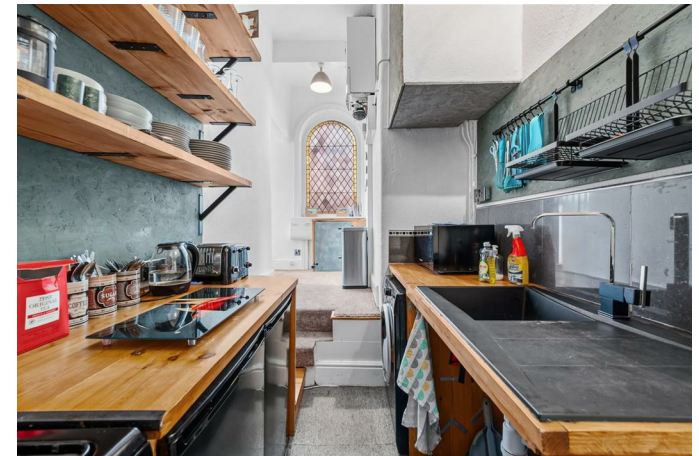
The property is approached via a secure external staircase from street level, leading to the entrance hallway, a spacious double bedroom and a well-appointed shower room.

A staircase rises to the first floor and the real showpiece of the property – an impressive open-plan living and dining room. Full of character, this wonderful space features a striking high ceiling, open staircases and a delightful outlook across Bakewell.

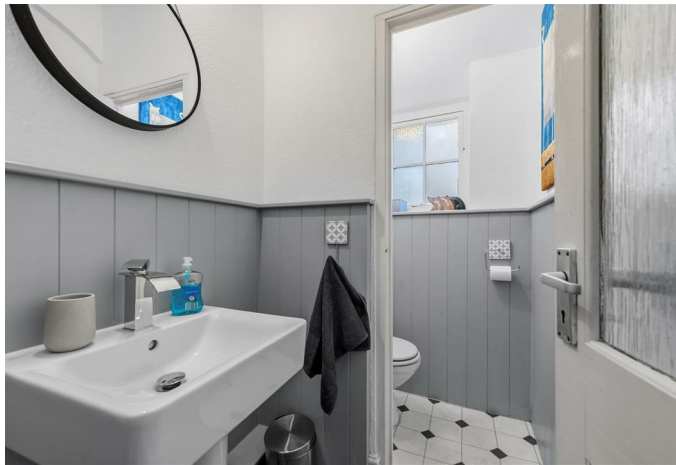
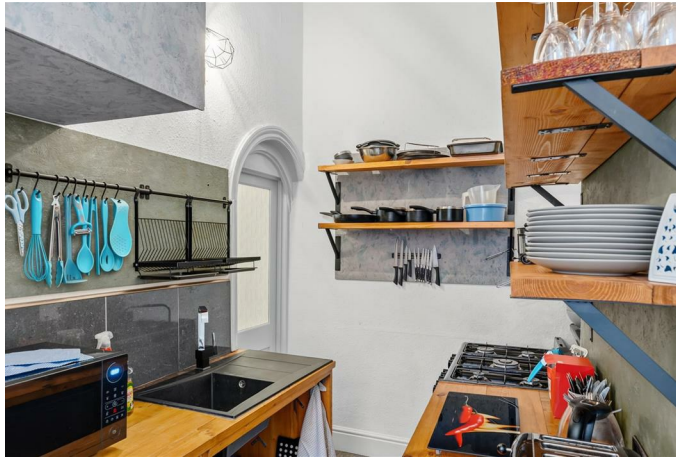
The living accommodation flows through to the kitchen, enhanced by a beautiful stained-glass window adding further individuality and charm. A separate WC completes the first floor.

An open staircase leads to the upper floor, where a generous attic-style double bedroom benefits from useful under-eaves storage and three Velux windows, allowing plenty of natural light.

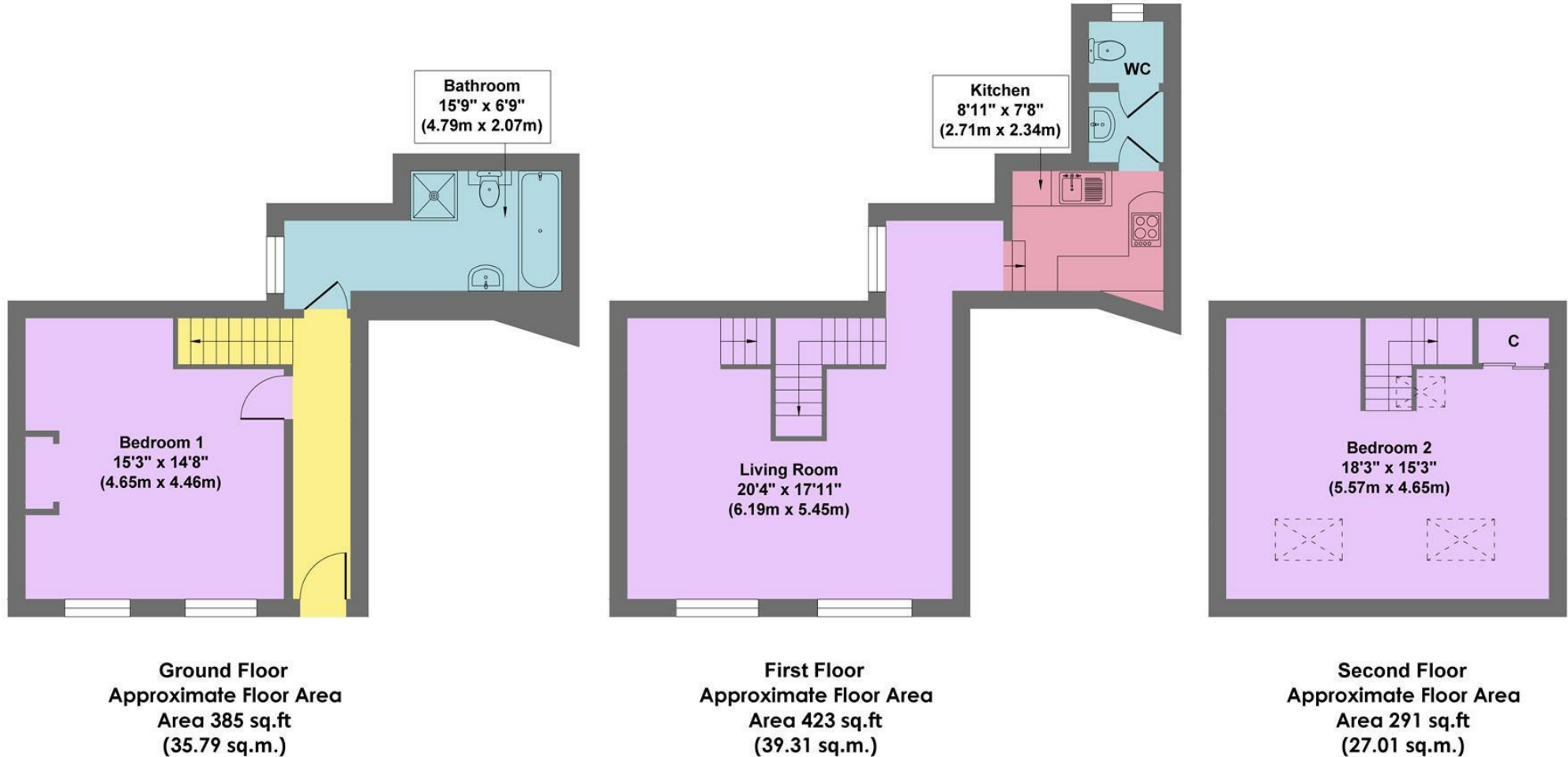
Combining an exceptional central location, characterful accommodation and an established history as a successful holiday let, this is a distinctive opportunity for investors and owner-occupiers alike.



- Excellent Central Bakewell Location
- Views Over The Historic Market Town
- Generous Living Accommodation
- Two Double Bedrooms
- Open-Plan Living/Dining Space
- Family Bathroom and Separate W/C
- Character Features
- Established Holiday Let
- EPC - E
- Viewings - Bakewell Office



Holly House



Approx. Gross Internal Floor Area 1099 sq.ft / 102.11 sq.m

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

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