



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.

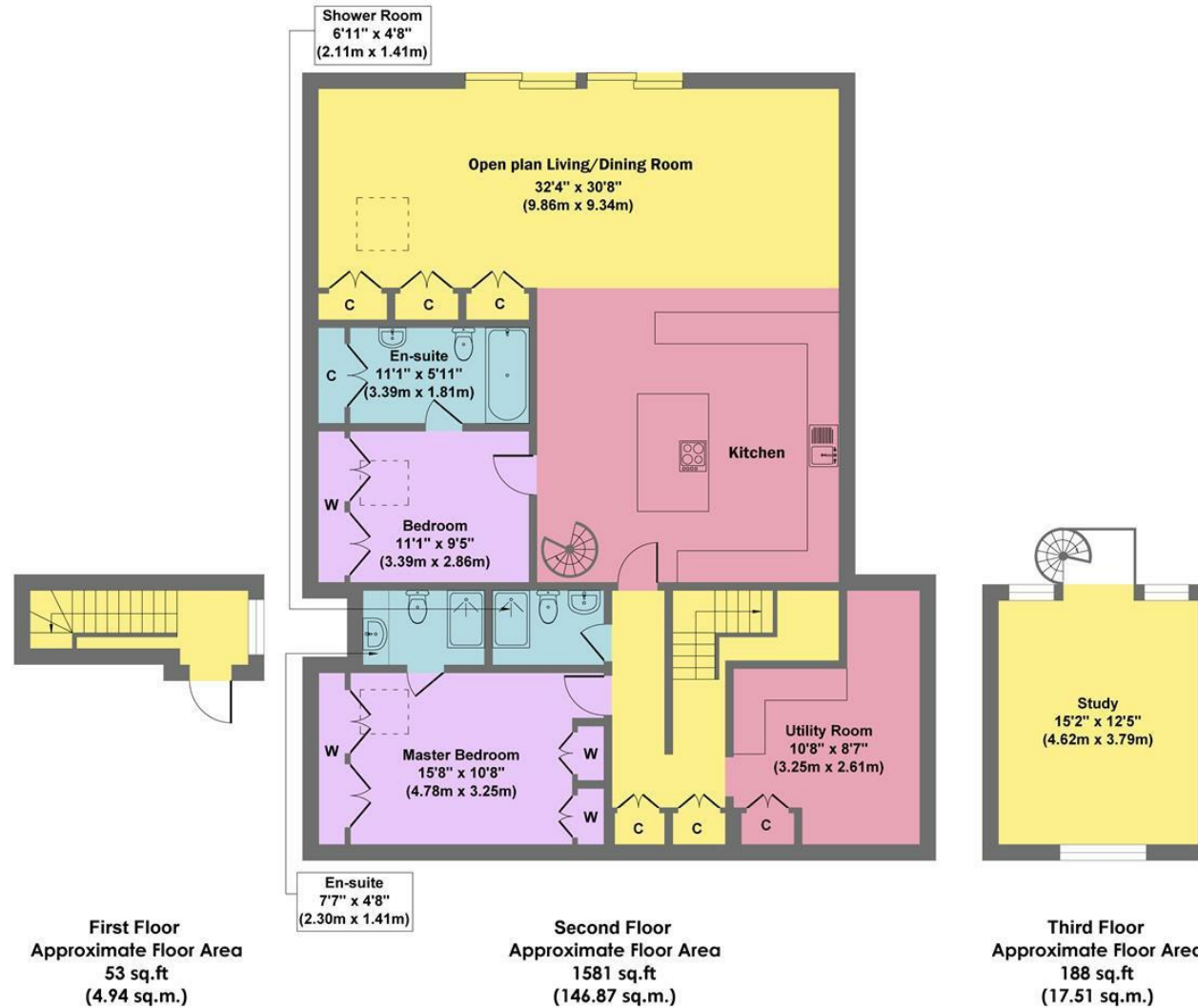


- Stunning Riverside Views
- Centrally Positioned Close To Excellent Town Centre Amenities
- Air Conditioning Heating System
- Contemporary Open-Plan Living Accommodation
- Designed & Completed By A Local Architect
- Off Road Parking For One Vehicle
- No Upward Chain
- EPC: D
- Viewings: Bakewell Office





The Penthouse, 1 Rutland Mill



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

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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

Saxton Mee