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

Saxton Mee

Bath Street

Asking Price

£450,000

A unique opportunity to purchase a Grade II Listed building brimming with character features with planning consent to convert into two substantial dwellings with seven bedrooms.

An impressive heritage building dating back to 1697, centrally located in Bath Gardens in historic Bakewell.

The proposed 'Roman Spa House' has many original historic features, in particular the original spa bath, with an arched vaulted ceiling providing the main living/dining/kitchen areas on the proposed plan. Four bedrooms, four bathrooms, playroom and study amounting to approximately 3185 sq. ft overall. One allocated parking space nearby.

The proposed 'Bakewell Spring House' sits immediately adjacent the Roman Spa House and overlooks the private walled garden to the west, with private access off Bath Street. Providing a central living room, dining room, breakfast room, kitchen, a ground floor bedroom and shower room. On the first floor: two further large double bedrooms and a bathroom amounting to approximately 1582 sq. ft overall.

The layout of the two buildings allows for two separate dwellings with their own gardens or one large property which can be for residential use or holiday let use. Ideally located for use of all Bakewell has to offer.

Bakewell is bordered by spectacular Derbyshire countryside and well placed for access to the Monsal Trail, Chatsworth Country Estate and Haddon Hall, whilst being in easy reach of Sheffield, Matlock, Buxton and the many pretty Peak District villages. Bakewell boasts many shops, cafes, leisure facilities and amenities with a choice of primary schools and within Lady Manners school catchment.

A private parking space located a short walk away. Additional residents parking is available nearby (subject to applying for the relevant permits).

Haig House has full planning and listed building consent granted 17th October 2023.
Available with vacant possession.

PROPOSED ELEVATIONS
Scale 1:200 @ A3

- ** Open House Event 1st March ** Call To Arrange A Time Slot
- An Opportunity To Purchase A Piece Of History Grade II listed Building With Many Heritage Features
- Overlooking Bath Gardens & The Bowling Green
- Centrally Located Close To The Wealth Of Shops & Amenities
- A Main Home Or Holiday Let Opportunities
- Bordered By Spectacular Derbyshire Countryside
- In The Sought After Historic Market Town Of Bakewell In The Heart Of The Peak District
- Easy Commutable Distance of Major Commercial Centres
- No Upward Chain
- Viewings: Bakewell Office

Haig House

Ground Floor
Approximate Floor Area
2154 sq.ft
(200.09 sq.m.)

First Floor
Approximate Floor Area
1049 sq.ft
(97.45 sq.m.)

Second Floor
Approximate Floor Area
1139 sq.ft
(105.84 sq.m.)

Third Floor

Approx. Gross Internal Floor Area 4342 sq.ft / 403.38 sq.m
(Excluding Third Floor)

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

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