



1 Commercial Road, Tideswell, Derbyshire, SK17 8NU



# 1 Commercial Road

Offers Around

## £625,000

Price Range £625,000 - £650,000

Situated close to an excellent range of village amenities, this property enjoys a wonderful setting within a thriving community. The village also offers a primary school, historic church, cafés and easy access to beautiful Derbyshire countryside, local walks and cycle trails. With a busy calendar of events, several picturesque neighbouring villages and convenient access to Buxton, Manchester and Sheffield

The versatile accommodation currently includes a large three-double-bedroom property with an easily managed rear courtyard, together with a one-bedroom holiday let providing an income. In addition, there is a recently completed one-bedroom studio with its own private entrance, comprising a double bedroom, a cosy seating and dining area, a kitchenette, a shower room and additional storage space, ideally suited for a dependant relative, guest accommodation or further income.

Fully refurbished throughout to an exceptionally high standard, the spacious and flexible living accommodation retains attractive period features combined with high-quality fittings. The main accommodation includes: an entrance hallway opening into a large boot room with storage and an impressive kitchen/family room with central island and stove. Bi-fold doors open onto the courtyard with space for seating and a pergola, a delightful private space.. There is also a utility room and WC.

First floor: a beautifully presented sitting room with continued wood-panelled walls, exposed beams and a stove; a double bedroom with en-suite; a second double bedroom; a separate shower room and a luxurious master suite with walk-in dressing room and en-suite bathroom.  
Second floor: further loft room.

One-bedroom holiday let: includes a lounge, double bedroom and shower room.

One-bedroom studio: recently completed and accessed via its own private entrance, offering a double bedroom, seating and dining area, kitchenette, shower room and additional storage space.



- Substantial & Flexible Multi-Generation Family Living Accommodation
- Ideally Suited For A Dependant Relative Or Ancillary Accommodation
- Two Successful One Bedroom Holiday Lets Or Offers Potential To Be Used As One Large Family Home
- Immaculately Presented Throughout
- Fully Refurbished Throughout To An Exceptionally High Standard
- Easily Managed Rear Courtyard
- Traditional Features & Modern Fittings
- Centrally Positioned In A Historic Village With A Thriving Local Community & Excellent Amenities & Primary School
- EPC: D
- Viewings: Bakewell Office





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**Approx. Gross Internal Floor Area 2725 sq.ft / 253.14 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.'

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