



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

Bath Street

Guide Price

£500,000

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.

£500,000 - £525,000 Guide Price.

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).



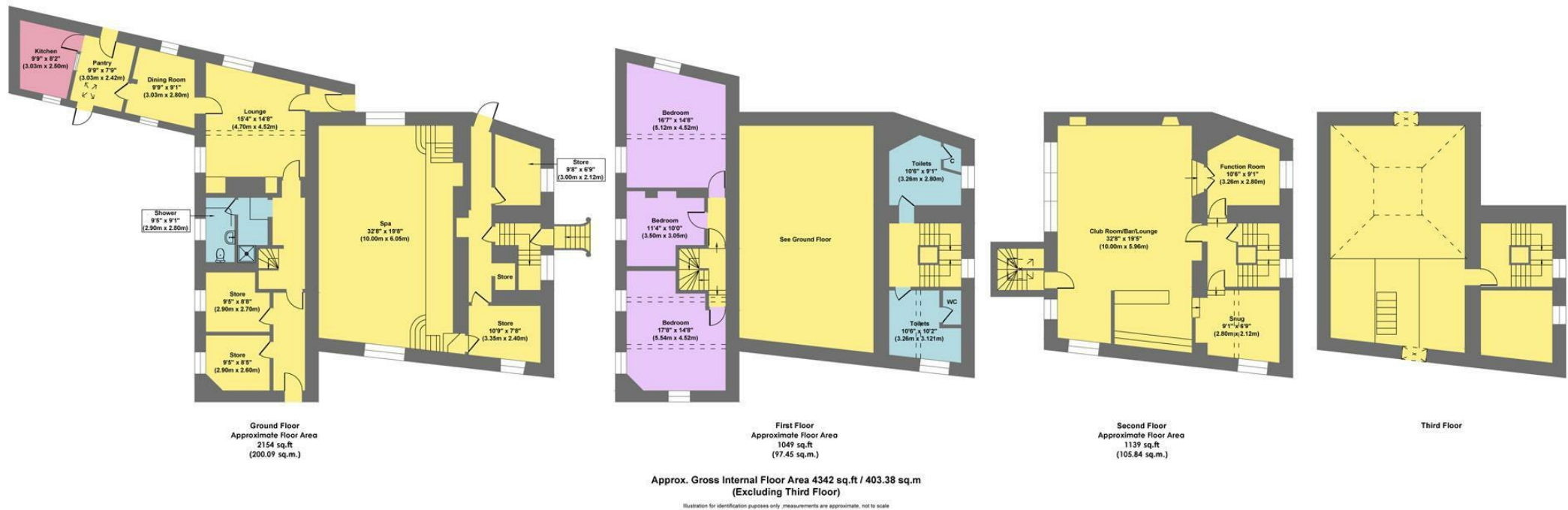
PROPOSED ELEVATIONS
Scale 1:200 @ A3

- **** 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



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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