



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

Saxton Mee

## Bath Street

# £195,000

Nestled in the heart of Bakewell, this Grade II listed proposed three-bedroom property boasts a private courtyard garden.

Spread over two floors, the character property offers a spacious layout, with the proposed layout of one bedroom conveniently located on the ground floor alongside a shower room, while two additional large bedrooms positioned on the first floor. One of these bedrooms features an en-suite, while the other is adjacent to a family bathroom, all in accordance with an approved conversion proposal.

With two entrances directly accessible from Bath Street, this property holds Grade II listed status and received Planning and Listed Building consent in October 2023 for refurbishment into an open-market dwelling.

Offering approximately 1582 sq. ft overall, its versatile layout makes it ideal for holiday letting.

The property would feature a dual-aspect sitting room, a kitchen, dining room, and entrance hall, while a private enclosed garden provides a tranquil outdoor retreat.

Residents' parking is available nearby, subject to council permits.

The property is offered as freehold.

- Grade II Listed With Planning & Listed Building Consent (Oct 2023)
- An Opportunity To Purchase A Piece Of History Grade II listed Building With Many Heritage Features
- Conversion Proposal For Three Bedrooms & Three Bathrooms
- Centrally Located Close To The Wealth Of Shops & Amenities
- A Main Home Or Holiday Let Opportunities
- Approx 1582 sq. ft overall.
- 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





Existing Floor Plans





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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