

EADON
LOCKWOOD
& RIDDLE
ESTD 1840

1, Victoria Mill, Bakewell, DE45 1DA

Offers In The Region Of £325,000

1, Victoria Mill, Bakewell, Derbyshire DE45 1DA

Tenure: Leasehold

Local Authority: Derbyshire Dales District Council

Council Tax: Band E

EPC Rating: C

A spacious two double bed roomed ground floor apartment, forming part of this historic Grade II listed mill conversion with allocated parking for two cars and attractive views over the adjoining mill race.

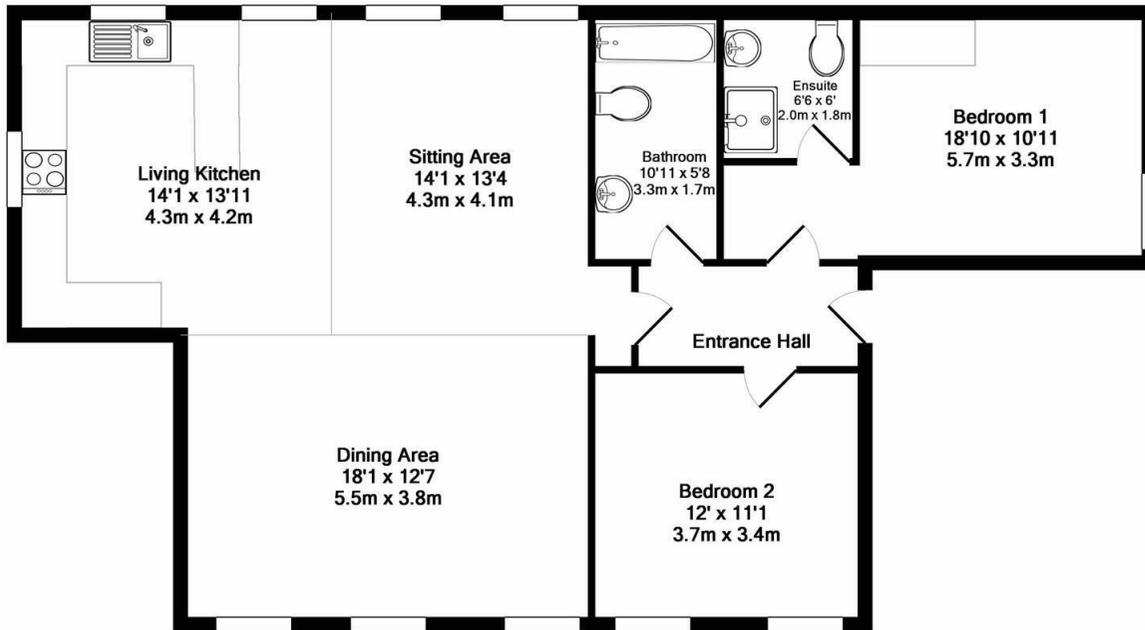
This impressive, well-appointed apartment has spacious accommodation arranged over one floor and retains many original features alongside high quality modern fittings. The front door opens to an entrance hall with feature cast iron pillar and doors to all rooms. The hallway opens out to an impressive open plan sitting room with dining area. This superb 30 ft long living space is flanked sides by Georgian style windows, exposed feature stone work and has a pleasant aspect over the mill race. To the rear of the living space is a recently fitted open plan kitchen with integrated 'Siemens' appliances including 4 burner gas hob, oven and slim line dishwasher. This stunning high specification kitchen is locally designed by 'Studio 10' in Bakewell and features a 'Blanco' double sink, space for an American style fridge freezer and breakfast bar.

All bedrooms and the family bathroom are accessed from the entrance hall. The master bedroom has a side facing window, fitted wardrobes and luxury en-suite shower room with underfloor heating. A further spacious double bedroom also has fitted wardrobes and a front facing window. A luxury family bathroom with white suite by 'Villeroy and Boch' and underfloor heating completes the accommodation.

Outside, to the rear of the property is a communal area which surrounds the mill race with former water wheel. Two allocated parking spaces are included in the sale.







Total Approx. Floor Area 1039 Sq.Ft. (96.5 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Bakewell
 3 Royal Oak Place
 Matlock Street
 Bakewell DE45 1HD
 T: 01629 700699
 E: bakewell@elr.co.uk

Banner Cross
 888 Ecclesall Road
 Banner Cross
 Sheffield S11 8TP
 T: 01142 683388
 E: bannercross@elr.co.uk

Dore
 33 Townhead Road
 Sheffield
 S17 3GD
 T: 0114 2362420
 E: dore@elr.co.uk

Hathersage
 Main Road, Hathersage
 Hope Valley
 Derbyshire S32 1BB
 T: 01433 651888
 E: peakdistrict@elr.co.uk

Rotherham
 149 Bawtry Road
 Wickersley
 Rotherham S66 2BW
 T: 01709 917676
 E: wickersley@elr.co.uk

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