

Flat 5 Litton Mill, Litton Mill, Derbyshire, SK17 8SW

Saxton Mee

Litton Mill

Offers In The Region Of

£240,000

Set beneath a dramatic backdrop and overlooking the River Wye, this beautifully appointed two double bedroom ground floor apartment enjoys a peaceful setting surrounded by spectacular Peak District countryside. With immediate access to the Monsal Trail, a wealth of outdoor pursuits and a charming country pub close by, the property is also ideally positioned for the excellent amenities in nearby Tideswell and Bakewell. Perfect as a main home or a lock-up-and-leave retreat, the apartment forms part of an impressive former cotton mill steeped in history, enhanced by attractive communal grounds

The accommodation is accessed via a communal entrance hall with both lift and stair access to the upper floors. A private hallway with security intercom and full-height storage cupboards leads through to a separate WC and a stunning open plan living and dining room. Flooded with natural light from full-length windows framing views of the river, this inviting space is complemented by a fitted kitchen with a range of units and appliances and a recently installed boiler with Hive heating system. There are two generous double bedrooms, one with an en-suite bathroom and the other with an en-suite shower room.

Externally, the property benefits from a dedicated parking space within the secure underground garage, additional visitors parking to the front and well-kept communal gardens that provide a delightful setting.

Offered with no upward chain, this is a wonderful opportunity to purchase a stylish home in one of the Peak District's most picturesque and historic locations.

- Peaceful Setting Within Easy Reach Of Amenities
- Idyllic Setting Overlooking The River Wye
- Attractive Communal Gardens
- Spacious Living Accommodation With Feature Windows
- Dedicated Off Road Parking & Additional Visitors Parking
- Direct Access To A Wealth Of Outdoor Pursuits
- Ideal Main Home Or Investment Property
- EPC: TBC
- No Upward Chain
- Viewings: Bakewell Office



















5 Litton Mill



Ground Floor

Approximate Floor Area
1290 sq.ft
(119.85 sq.m.)

Approx. Gross Internal Floor Area 1290 sq.ft / 119.85 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.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

Saxton Mee