

Holly House Rutland Square, Bakewell, Derbyshire, DE45 1BZ

Saxton Mee

Holly House Rutland Square

£280,000

A rare and exciting opportunity to acquire a characterful property in the very heart of Bakewell, offering excellent versatility as either a proven holiday let investment or an attractive main residence.

Presented in excellent condition throughout, the property retains an abundance of charm and character while providing spacious, well-proportioned accommodation. Having operated as a successful holiday let for a number of years, the property has a proven track record, with relevant accounts available to demonstrate its performance. There is also potential to further increase income, making this a particularly appealing investment opportunity.

With its sought-after central Bakewell location, generous accommodation and established letting history, this is a genuine turnkey investment offering a proven return, while equally suited to those seeking a distinctive home in the heart of the Peak District.

The property is approached via a secure external staircase from street level, leading to the entrance hallway, a spacious double bedroom and a well-appointed shower room.

A staircase rises to the first floor and the real showpiece of the property – an impressive open-plan living and dining room. Full of character, this wonderful space features a striking high ceiling, open staircases and a delightful outlook across Bakewell.

The living accommodation flows through to the kitchen, enhanced by a beautiful stained-glass window adding further individuality and charm. A separate WC completes the first floor.

An open staircase leads to the upper floor, where a generous attic-style double bedroom benefits from useful under-eaves storage and three Velux windows, allowing plenty of natural light.

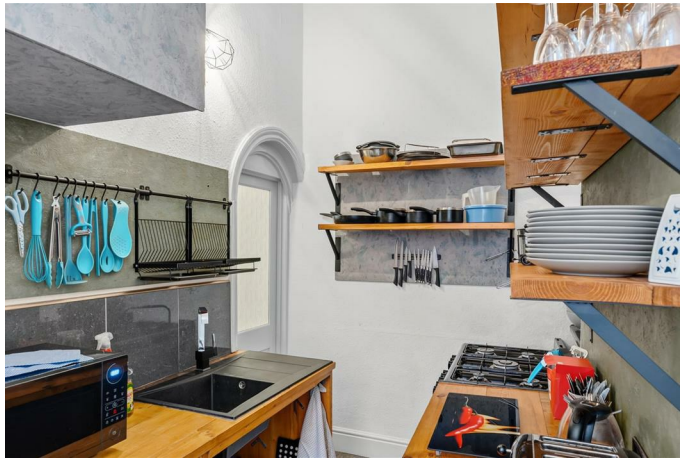
Combining an exceptional central location, characterful accommodation and an established history as a successful holiday let, this is a distinctive opportunity for investors and owner-occupiers alike.



- Excellent Central Bakewell Location
- Views Over The Historic Market Town
- Generous Living Accommodation
- Two Double Bedrooms
- Open-Plan Living/Dining Space
- Family Bathroom and Separate W/C
- Character Features
- Established Holiday Let
- EPC - E
- Viewings - Bakewell Office









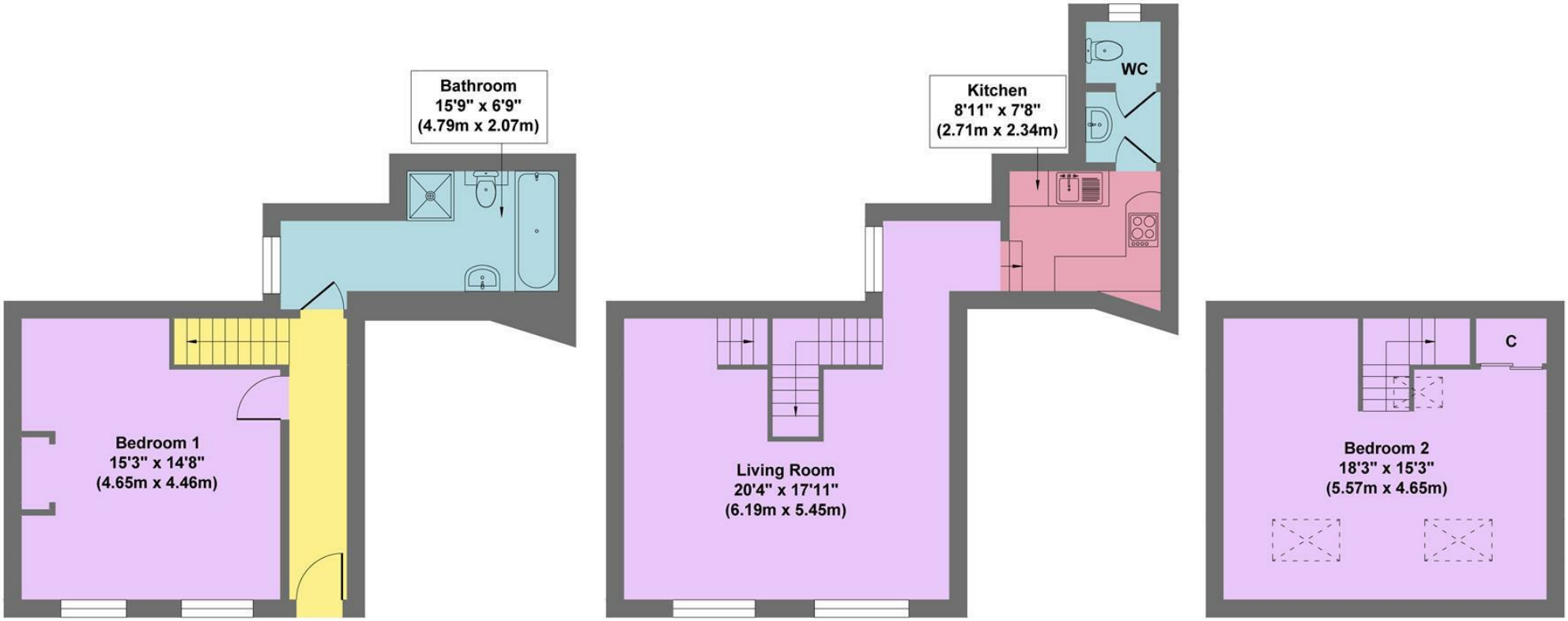








Holly House



Ground Floor
Approximate Floor Area
Area 385 sq.ft
(35.79 sq.m.)

First Floor
Approximate Floor Area
Area 423 sq.ft
(39.31 sq.m.)

Second Floor
Approximate Floor Area
Area 291 sq.ft
(27.01 sq.m.)

Approx. Gross Internal Floor Area 1099 sq.ft / 102.11 sq.m

Illustration for identification puposes only ,measurements are approximate, not to scale

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