

**5 VELVET MILL
SUMMER CROSS
TIDESWELL
DERBYSHIRE SK17 8HU**



O A £142,500

A low maintenance Peak District bolt hole within an historic village mill conversion, well suited to first time buyers, second home or buy-to-let investors.

Offering low maintenance living, and ideally suited to the first time buyer, buy to let investor and those seeking a countryside bolt hole, this ground floor apartment occupies a delightful setting as part of Velvet Mill, a former Victorian cotton mill. The building is converted to a number of self contained apartments which share managed communal grounds including gardens and courtyard parking whilst the property enjoys independent external access.

Tideswell stands at the heart of the Peak District National Park often referred to as the "Cathedral of the Peak" and boasts an excellent range of local shops and facilities together with a thriving community and well respected Primary School. There is ready access to the delights of the Peak District countryside from the doorstep whilst a good local road network leads to the neighbouring employment centres and market towns of Bakewell, Buxton and Chesterfield. The cities of Sheffield and Manchester are all within daily commuting distance.

- Ground floor apartment
- Part of an historic former Victorian cotton mill conversion
- 1 bedroom
- Allocated courtyard parking
- Sought after Peak District village location



RICS

MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk
ASHBOURNE: 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk





ACCOMMODATION

From one end of the building a flight of just a few steps descends to the main entrance which opens directly to an **entrance hallway**.

Kitchen – 2.92m x 1.97m (9' 6" x 6' 5") of galley style, fitted with a range of cupboards, drawers and work surfaces. Window to the front.

Bathroom – also accessed off the entrance hall, and fitted with a three piece suite to include panelled bath with shower above, low flush WC and pedestal wash hand basin. To one corner, a built in airing cupboard houses the gas fired combination condensing boiler which serves the central heating and hot water system.

Sitting Room – 4.02m x 3.02m (13' 2" x 9' 9") a good sized room with two front aspect windows overlooking the gardens and with door leading off to the:

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

Bedroom – 3.24m x 2.96m (10' 6" x 9' 7") a good double room.

OUTSIDE

The property, along with the neighbouring flats within the building, enjoys the benefit of good sized grounds which include mature gardens of lawn to one side and a variety of shrub and border planting. A courtyard provides car parking with one space for this property. The grounds are maintained through contribution to a service charge.

TENURE – Leasehold, the property is owned under a long lease. Service charge contributions are currently levied by two payments per annum, current payments are June £250, September £160. Terms in the lease allow letting but not short term holiday lets. All details to be confirmed.

SERVICES – All mains services are available to the property which benefits from gas fired central heating and UPVC double glazing. No test has been made on services or their distribution.

COUNCIL TAX – Band A.

FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Bakewell take the A6 Buxton Road towards Ashford before turning right then immediately left into the village. Turn right again onto the B6465 heading towards Monsal and continue on, through Wardlow, to the junction with the A623. Turn left and, after approximately half a mile, turn left again as signed Tideswell. Drive to the centre of the village and after passing the Co-op, as the road bends, take the second right turn onto Summer Cross. Rise up the hill turning left then immediately right onto Summer Cross and Velvet Mill can be found on the left hand side.

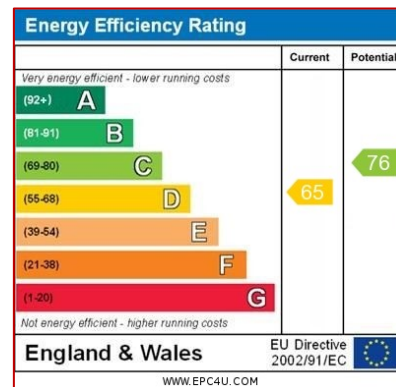
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9782

Floor Plan



EPC



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