



# Millstone Country Inn

Sheffield Road | Hathersage | Hope Valley | Derbyshire | S32 1DA



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Derbyshire | S32 1DA

Hathersage – 1 mile

Eyam – 6.2 miles

Sheffield – 9.5 miles

Edale – 10 miles

Chesterfield – 13.7 miles

Buxton – 16.6 miles

Macclesfield – 25.9 miles

Stockport – 26.3 miles

Manchester – 33.1 miles

Huddersfield 33.6 miles.

(all distances approximate)

## *Freehold*

*Millstone Country Inn comprising of a ground floor bar and restaurant with 10 en-suite bedrooms on the first floor and external parking situated at the edge of Hathersage looking up the Hope Valley in the Peak District National Park.*





# THE PROPERTY

## Location

Millstone Country Inn is situated at the edge of the village of Hathersage, approximately 1 mile distant, in Hope Valley within the Peak District National Park under the jurisdiction of Derbyshire County Council and Derbyshire Dales District Council. The property fronts A6187 which connects to the A625 some 2.8 miles to the east and the A6 to around 12.1 miles west. Hathersage train station lies approximately 1 mile to the north west of the property and provides Northern services to Manchester Piccadilly and Sheffield.

## Description

Millstone Country Inn comprises of a cosy bar and restaurant with 10 en-suite bedrooms on the first floor and external parking on site. The site of the property extends to approximately 1.3 acres.

## Bedrooms

A breakdown of the bedrooms is as follows.

Type	No.
Double	5
Twin	1
Triple	1
Feature Double	1
Family	2
<b>Total</b>	<b>10</b>

- Burbage Room - 3 single beds
- Derwent Room - 2 single beds
- Howden Room - 1 double bed
- Ladybower Room - 1 double bed
- Longshaw Room - 1 king-sized bed
- Chatsworth Room - 2 single beds
- Little John Room - 1 double bed
- Stanage Room - 1 double bed
- Surprise Room - 1 double and a single bed
- Georges Retreat – 1 single bed, 1 x 3/4 bed and bunks

Each room is equipped with an en-suite shower with complimentary WiFi, ironing facilities, baggage store



## GENERAL INFORMATION

### Services

The property is connected to mains services.

### Licences

- Premises Licence.

### EPCs

Available upon request.

### Local Authority

Derbyshire County Council  
County Hall, Matlock, Derbyshire, DE4 3AG

Derbyshire Dales District Council  
Town Hall, Bank Road, Matlock, Derbyshire, DE4 3NN

### Business Rates

From informal enquiries of the Valuation Office Agency Internet Rating List [www.voa.gov.uk](http://www.voa.gov.uk), we understand that the following entry currently appears:

Address	Rateable Value 1 April 2017 - Present
Millstone Country Inn, Sheffield Road, Hathersage, Hope Valley, Derbyshire, S32 1DA	£53,000

### Tenure

Freehold.

### Basis of Sale

Asset basis, free from branding or management.

### Fixtures & Fittings

Trade inventory will be included with the sale.

### Guide Price

Offers invited.

### VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

### TUPE

The purchaser will be required to comply with the relevant legislation in respect of employees.

### Viewings

Strictly by appointment with Savills. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

## Contact

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