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Plan produced using PlanUp.



#### MISREPRESENTATION ACT 1967.

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1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

**NO ONWARD CHAIN** - Situated within walking distance of Buxton town centre and Pavilion Gardens, this **WELL-PRESENTED PERIOD PROPERTY** combines original features such as sash windows, bespoke shutters, and cast iron fireplaces with modern updates including an **OPEN-PLAN LIVING DINING KITCHEN** and **GAMES/CINEMA ROOM**. The property comprises an entrance hall and porch with the original stained glass panel, a bay-fronted living room with feature fireplace, and a stunning **OPEN-PLAN LIVING DINING KITCHEN** with bespoke fitted units, breakfast bar, log burner, and bi-folding doors leading to the rear garden. The lower ground floor has been renovated to provide a **GAMES/CINEMA ROOM** with surround sound, bespoke oak wine cellar, utility room, and WC. **FIVE BEDROOMS** are arranged over the top two floors. The first floor offers a large principal bedroom and a further spacious double bedroom, both with sash windows and original fireplaces, plus a modern shower room. The second floor includes two further double bedrooms, a fifth bedroom or office, and a bathroom. Externally, the property benefits from low-maintenance front and rear gardens.



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**PORCH**

Timber door with double-glazed glass panels.

**ENTRANCE HALL**

Timber door with a stained glass panel, wood flooring, and stairs to the first floor.

**LIVING ROOM**

19'4 x 13'9 (max) (5.89m x 4.19m (max))  
Sash bay window with bespoke shutters, original feature open fireplace, period-style radiator, and wooden flooring.

**DINING AREA**

16'7 x 14'6 (5.05m x 4.42m )  
Multi-fuel burner, built-in cupboards, radiator, Karndean flooring, access to the cellar, and open to the kitchen.

**KITCHEN / BREAKFAST AREA**

10'8 x 21'8 (3.25m x 6.60m)  
Double-glazed bi-folding doors, two double-glazed windows, fitted base units with oak fronts, space for a range cooker, double ceramic Belfast sink with a mixer tap over, integrated fridge freezer, dishwasher, and drinks fridge. Kitchen island with seating, vertical radiator, Karndean flooring, and two Velux windows.

**FIRST FLOOR LANDING**

Stairs to the second floor.

**BEDROOM ONE**

16'6 x 18'5 (5.03m x 5.61m)  
Two sash windows, including a bay window, both with bespoke shutters, radiator, and original feature fireplace.

**BEDROOM TWO**

16'7 x 11'9 (5.05m x 3.58m)  
Sash window, radiator, and original feature fireplace.

**SHOWER ROOM**

10'8 x 10'1 (3.25m x 3.07m)  
Two sash windows, enclosed shower cubicle with a wall-mounted shower fitment, twin sinks with mixer taps over, WC with push flush, period-style radiator, and two built-in cupboards (one housing the hot water system), and Karndean flooring.

**SECOND FLOOR LANDING**

Velux window and loft access.

**BEDROOM THREE**

16'7 x 11'9 (5.05m x 3.58m)  
Sash window, radiator, and original feature fireplace.

**BEDROOM FOUR**

16'8 x 11'9 (5.08m x 3.58m)  
Sash window, radiator, and original feature fireplace.

**BEDROOM FIVE / STUDY**

13'1 x 6'5 (3.99m x 1.96m)  
Velux window and radiator.

**BATHROOM**

10'9 x 10'3 (3.28m x 3.12m)  
Sash window, roll-top bath with mixer tap over, enclosed corner shower cubicle with a wall-mounted shower fitment, period-style radiator, part-tiled walls, and Karndean flooring.

**LOWER GROUND FLOOR**

**GAMES / CINEMA ROOM**

15 x 16'7 (4.57m x 5.05m )  
Double-glazed window, radiator, surround sound system, and wood-effect flooring.

**WINE CELLAR**

Bespoke oak wine racks with space for approximately 150 bottles, and wood-effect flooring.

**WC**

WC with push flush, pedestal wash basin, ladder-style radiator, and wood-effect flooring.

**UTILITY ROOM**

9'10 x 13'5 (max) (3.00m x 4.09m (max))  
Fitted base units, plumbing for a washing machine, radiator, under-stairs storage space, and wood-effect flooring.

**EXTERIOR**

To the front of the property is an enclosed, low-maintenance forecourt. To the rear is a private garden comprising an artificial grass lawn, patio, and raised flower beds.

**NOTES**

Tenure: Freehold  
Council Tax Band: D  
EPC Rating: C

