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Plan produced using PlanUp.



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.

MISREPRESENTATION ACT 1967.

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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.

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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

