



Wright Marshall
Estate Agents

MANX VILLA , HULME END, BUXTON SK17 0EZ

£675,000



This BEAUTIFULLY PRESENTED PERIOD HOME offers spacious and versatile accommodation across four floors, set within a GENEROUS PLOT with landscaped gardens and a DETACHED DOUBLE GARAGE. The property has been thoughtfully updated, including a newly installed heating system with separate controls on all three floors and a Hive smart control system, while retaining a wealth of original features such as Minton tiled flooring, sash windows and cast iron fireplaces. All new hard-wired smoke alarms have also been fitted throughout. The ground floor includes a welcoming entrance hall, a bay fronted living room and an impressive OPEN PLAN LIVING, DINING AND KITCHEN SPACE with bi-folding doors opening to the garden and underfloor heating. The bespoke kitchen features a central granite-topped island, Quooker tap. There is also a snug with a multifuel stove, a useful utility room, WC and access to a good sized cellar. Upstairs, there are SIX BEDROOMS arranged over two upper floors, along with two contemporary shower rooms and a separate bathroom. Outside, the property enjoys a large landscaped plot with paved seating areas, a sunken firepit, lawns, raised beds and vegetable plots, with a decked terrace overlooking the river and open fields beyond. A gated gravel driveway provides ample OFF ROAD PARKING and leads to the DETACHED DOUBLE GARAGE, with an additional rear parking area for two cars.

MISREPRESENTATION ACT 1967.

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ENTRANCE PORCH

Glazed wooden entrance door, Minton tiled flooring. Door through to:

ENTRANCE HALL

Minton tiled floor, two radiators, access to the cellar and stairs to the first floor.

LIVING ROOM

15'10" x 13'4" (4.83m x 4.06m)
Double glazed sash bay windows, two radiators, multifuel stove with cast iron surround and wooden mantel, wooden flooring. French doors through to:

OPEN PLAN LIVING / DINING / KITCHEN

23'8" x 22'11" (max) (7.23 x 6.99 (max))
Double glazed bi-folding doors, a range of bespoke fitted units with wooden worktops over, central island with granite worktop, double stainless steel sink with Quooker mixer tap, breakfast bar. Space for a range cooker, and a dishwasher, Two Velux windows and tiled flooring with underfloor heating.

SNUG

12'9" x 10'0" (3.91 x 3.06)
uPVC sash window, radiator, multifuel stove set on a stone hearth with wooden mantel, and tiled flooring.

UTILITY ROOM

10'1" x 7'9" (3.09 x 2.37)
uPVC double glazed sash window, sink, plumbing for washing machine and space for tumble dryer. Hot water system and tiled flooring.

REAR PORCH

Glazed door to the garden, windows to the side and rear, and tiled floor.

WC

Fitted with WC, pedestal wash hand basin, and tiled floor.

CELLAR

14'8" x 10'9" (4.48 x 3.28)
Useful storage with power and light.

FIRST FLOOR LANDING

Two radiators, built-in cupboard, and stairs to the second floor.

BEDROOM ONE

15'0" x 11'2" (4.58 x 3.42)
uPVC double glazed sash windows to the side and rear, radiator.

BEDROOM TWO

13'5" x 12'7" (4.11 x 3.85)
uPVC double glazed sash window, radiator.

SHOWER ROOM

8'8" x 3'3" (2.65 x 1.01)
uPVC double glazed sash window, enclosed shower cubicle, wall-mounted wash basin, and WC with push flush. Ladder-style radiator, extractor fan, part tiled walls, and tile-effect flooring.

BEDROOM FIVE

10'3" x 7'10" (max) (3.12m x 2.39m (max))
uPVC double glazed sash window, radiator, and built-in storage.

BEDROOM SIX / STUDY

10'3 x 7'10 (3.12m x 2.39m)
uPVC double glazed sash window, radiator.

BATHROOM

6'8" x 6'7" (2.04 x 2.03)
uPVC double glazed sash window, enclosed corner shower cubicle, pedestal wash basin, and WC with push flush. Ladder-style radiator, extractor fan, part tiled walls, and tile-effect flooring.

SECOND FLOOR LANDING

Radiator and loft access.

BEDROOM FOUR

12'2" x 11'3" (3.71 x 3.43)
uPVC double glazed sash window, radiator.

BEDROOM THREE

12'7" x 13'5" (3.86 x 4.11)
uPVC double glazed sash window, radiator.

SHOWER ROOM

8'8" x 3'3" (2.65 x 1.01)
uPVC double glazed sash window, enclosed shower cubicle, wall-mounted wash basin, and WC with push flush. Ladder-style radiator, extractor fan, part tiled walls, and tile-effect flooring.

EXTERIOR

The property sits in an excellent-sized plot, surrounded by landscaped gardens featuring large paved patio seating areas, including a sunken seating area with firepit, paved pathways, well-maintained lawns, raised flower beds, vegetable plots, and a decked area overlooking the river and surrounding fields. A gated gravel driveway provides ample off-road parking and leads to the double garage / workshop with with second floor storage room. The garage is also fitted with 14 solar panels. The rear of the property offers further off road parking for two vehicles.

NOTES

Tenure: Freehold
Council Tax Band: E
EPC Rating: TBC

