



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

