



Wright Marshall
Estate Agents

THE HAYLOFT NEW MARKET STREET, BUXTON
SK17 6LP

£370,000

Ground Floor



First Floor



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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This charming barn conversion is tucked away in a sought-after location within walking distance of Buxton Market Place and Town Centre. The property features a spacious living room with French doors, an inner hallway/study, a large fitted dining kitchen with integrated appliances, a utility room, and a ground floor WC. Upstairs, there are **THREE WELL-PROPORTIONED BEDROOMS**, including a main bedroom with an en-suite, a dressing room/potential fourth bedroom, and a generously sized family bathroom. Externally, the property benefits from **OFF-ROAD PARKING** and **GARAGE** within a courtyard setting.

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KITCHEN

17'4 x 18'10 (5.28m x 5.74m)
uPVC door, three uPVC double-glazed windows, fitted oak base and wall units, double sink and drainer with mixer tap, gas range cooker, integral fridge, plumbing for a dishwasher, and tiled flooring with underfloor heating.



UTILITY ROOM

7 x 8 (2.13m x 2.44m)
uPVC double-glazed window, fitted oak base units with wooden worktop, Belfast sink, plumbing for a washing machine, central heating boiler, and tiled flooring with underfloor heating.

HALL / STUDY

14'10 x 9'7 (4.52m x 2.92m)
Oak flooring with underfloor heating and stairs to the first floor with storage space underneath.



LIVING ROOM

14'10 x 21'8 (4.52m x 6.60m)
uPVC double-glazed double doors, two uPVC double-glazed windows, gas fire, and oak flooring with underfloor heating.



WC

6'10 x 7'7 (2.08m x 2.31m)
WC with push flush, wash basin with mixer tap, built-in cupboard housing the hot water cylinder, and tiled flooring with underfloor heating.

FIRST FLOOR LANDING

Two double-glazed Velux windows, loft access, and a radiator.



BEDROOM ONE

17'3 x 14'9 (5.26m x 4.50m)
Two uPVC double-glazed windows, one double-glazed Velux window, built-in wardrobes with sliding doors, radiator, and loft access.



EN-SUITE WET ROOM

6'2 x 8 (1.88m x 2.44m)
Wall-mounted shower fitment, WC with push flush, wash basin with mixer tap, ladder-style radiator, tiled walls, and flooring with underfloor electric heating.



BEDROOM TWO

15'1 x 11'5 (4.60m x 3.48m)
uPVC double-glazed window, double-glazed Velux window, built-in wardrobes with sliding doors, and a radiator.



BEDROOM THREE

10'9 x 13'10 (3.28m x 4.22m)
uPVC double-glazed window, double-glazed Velux window, built-in wardrobes with sliding doors, and a radiator.



DRESSING ROOM / POTENTIAL FOURTH BEDROOM

10'9 x 6'10 (3.28m x 2.08m)
Double-glazed Velux window and a radiator.



BATHROOM

14'1 x 7'10 (4.29m x 2.39m)
uPVC double-glazed window, double-glazed Velux window, bath with mixer tap, enclosed shower cubicle with wall-mounted shower fitment, WC with push flush, wash basin with mixer tap, bidet, ladder-style radiator, part-tiled walls, and wood-effect flooring.



GARAGE

15 x 10'8 (4.57m x 3.25m)
Light and power.

NOTES

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