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**Manx Villa, Hulme End, Buxton SK17 0EZ**  
£1,650 per calendar month   Unfurnished   Deposit £1,900

### **GENERAL DESCRIPTION**

An impressive, six bedroom country residence dating back to 1907 positioned at the edge of the hamlet of Hulme End, surrounded by the Peak National Park. Semi-detached with its sister property, Manx Villa, set over three floors, briefly comprises Entrance Hall, Sitting Room, extended, spacious Kitchen Diner with Family Area, Study / Snug, Utility Room, Rear Boot Room/Porch, Downstairs Cloaks, 4 Double Bedrooms, 2 Single Bedrooms, Bathroom and newly fitted Shower Room. Property having many character features, part double glazed with efficient air source heating system.

With fantastic views over the River Manifold towards open countryside on Ecton Hill, the property is within easy walking distance of The Manifold Inn with good access to Hartington, Ashbourne, Bakewell and Buxton.

Private Drive, secondary Parking Area and detached Double Garage with substantial Gardens. Gardener included.

Early Viewing Recommended.

Council Tax Band E

EPC Band D

## ACCOMMODATION

### GROUND FLOOR

ENTRANCE via hardwood, decorative glazed entrance door with matching window above, pedant light fitting, 'Minton' ceramic tiled floor and further pine, glazed entrance door into:

ENTRANCE HALL, with 'Minton' ceramic tiled floor continued, having two pendant light fittings, smoke alarm, single and double panelled central heating radiators, stairs to First Floor and doors off to:

DOWNSTAIRS CLOAKS, with terracotta / black ceramic tiled flooring, and light fitment, room appointed with a white mid-flush W.C. and pedestal wash hand basin.

CELLAR (17'9" x 14'8"), down steps from hall, split into two rooms with two pendant and one ceiling light fittings, electrics consumer unit and two free-standing freezer units.

SITTING ROOM (15'11" into bay x 13'5"), having solid oak flooring, with 3-point ceiling light fitment on rose, CO detector, two double panelled central heating radiators, television point and Sky leads. Attractive glazed bay to front aspect with original sash windows and stained glass corner panels. Main feature of the room being a fireplace housing a black cast iron wood burner with decorative tiled back plate, granite hearth and wood mantel and surround. Glazed french doors into Kitchen Diner.



OPEN KITCHEN DINER (L-Shaped 24'5" reducing 7'1" x 24' reducing 12'8"), having italian ceramic tiled flooring, split into Kitchen and Dining / Family areas. Kitchen fitted with a range of bespoke, white wood base and eye level storage units with solid wood work surfaces, and matching central island with granite work surface. Inset stainless steel double sink with two mixer taps, under-counter 'Bosch' dishwasher, and free-standing 'Rangemaster Classic Deluxe 90' electric range with 2 ovens, grill and 5-ring ceramic hob. Free-standing 'Samsung american style fridge freezer and internal sash window to Boot Room / rear Porch. Dining / Family areas having one side full double glazed bi-fold doors to patio area, two double glazed velux windows, wall mounted television and multi-media points. Recessed spotlights throughout and three hanging light fittings over island with underfloor heating.

REAR PORCH / BOOT ROOM (6'8" x 3') with terracotta tiled flooring, two glazed windows to rear and side aspects, and glazed hardwood entrance door to rear of property.

STUDY / SNUG (12'11" x 10'1"), with terracotta / black ceramic tiled flooring, having beamed ceiling with brass / glass hanging light fitment and original glazed sash window to side aspect. Main feature of the room being a recessed fireplace housing a black cast iron multi-fuel burner with stone hearth and wood mantle, and adjacent recessed double door cupboard concealing air source heating system controls. Telephone and broadband points with further door into:





UTILITY ROOM (10'2" into cupboards x 7'10" max) with terracotta / black ceramic tiled flooring continued, beamed ceiling and 4-point spotlight rail. Room having original sash window to side aspect, ceramic tiled walls and single panelled central heating radiator. Fitted with a range of oak base and eye level storage units with laminate work surface over and inset double stainless steel sink with drainer and mixer tap over. Under-counter 'Bosch' washing machine and 'Hotpoint' tumble drier.

## FIRST FLOOR

LANDING at top of carpeted stairs oak balustrade with two pendant light fittings and 3 smoke alarms, one double and two single panelled central heating radiators. Door concealing airing cupboard / hot water tank, stairs to 2nd Floor and doors off to:

MASTER BEDROOM (15' x 11'4"), carpeted with pendant light fitting double panelled central heating radiator and two double glazed sash windows to rear and side aspects. Pedestal wash hand basin and mobile central heating control panel.

BEDROOM 2 (13'7" x 12'8"), carpeted with pendant light fitting and smoke alarm to ceiling, double glazed sash window to front aspect with excellent views over the local countryside, television point and free-standing stained pine, double door wardrobe.

SHOWER ROOM, newly fitted with recessed spotlight and extractor fan to ceiling with double glazed sash window, part ceramic tiled walls, heated towel rail and ceramic tiled flooring. Appointed with a white 3-piece suite comprising low flush W.C., wash hand basin and shower cubicle with glass sliding doors housing a chrome mains thermostatically controlled shower.



**BEDROOM 5** (10'4" x 7'11" max), carpeted with pendant light fitting and small loft access hatch to ceiling, original glazed sash window to side aspect double panelled central heating radiator and built-in stained pine wardrobe with overhead storage cupboards and side desk.

**BEDROOM 6** (9'10" into wardrobes x 6'10"), carpeted with pendant light fitting original sash window to side aspect, double panelled central heating radiator and built-in stained pine 4-door wardrobe with overhead storage cupboards

**FAMILY BATHROOM** having ceramic tiled flooring, with recessed spotlights and extractor fan to ceiling, double glazed obscured window, and chrome heated towel rail. Appointed with a white 3-piece suite comprising low flush W.C., boxed wash hand basin with two door cupboard under and corner bath with chrome thermostatically controlled mains shower over. Room having half ceramic tiled walls

## **SECOND FLOOR**

**LANDING** at top of carpeted stairs oak balustrade with pendant light fitting, loft access hatch and smoke alarm to ceiling, central heating radiator, double glazed window to front aspect and long shelving unit. Doors off to:

**BEDROOM 3** (15' into wardrobes x 11'4"), carpeted with pendant light fitting, double panelled central heating radiator, double glazed sash window to side aspect with views over countryside and built-in white wood wardrobe, storage cupboard and dressing table unit to one side,

**BEDROOM 4** (13'8" x 12'9"), carpeted with pendant light fitting to ceiling, double glazed sash window to side aspect with excellent views over countryside, television point and double panelled central heating radiator.



## OUTSIDE

Having extensive, landscaped gardens, with some work yet to be completed to two sides of the property, with direct access to the River Manifold, a Gardener is provided to assist with the upkeep of the grounds.

TO THE FRONT OF THE PROPERTY is a multi-level garden with raised borders, lawned area and patio seating areas. Below this garden a private driveway offering off road Parking for up to 4 vehicles, leading to a detached double Garage with twin up and over doors. A large seated fire pit area is currently under construction, due to be finished Spring 2020.



TO THE SIDE OF THE PROPERTY is a large, predominantly lawned garden with mature trees and shrubs, with footpath down to the Parking area, having excellent views over countryside towards Ecton Hill. A patio seating area looks over this garden and views from outside the bi-fold doors to the Kitchen Diner.



TO THE REAR OF THE PROPERTY, which is accessed either from the road or left side of the property is a further patio area leading to a secondary parking area for 2 vehicles. 'Daikin altherma' air source heating system, log store and post box to this side. The Rear Porch / Boot Room can be accessed from this side.



VIEWING: By appointment through Dove Property