



## **Fairview , Buxton, SK17 0JJ**

**£700,000**

Call us to arrange a viewing 9am until 9pm 7 days a week!

"Everything is made out of magic, leaves and trees, flowers and birds, badgers and foxes and squirrels and people. So it must be all around us. In this garden—in all the places." – Frances Hodgson Burnett – The Secret Garden

Set in a breath-taking rural location with uninterrupted views over the Manifold Valley and the iconic Thor's Cave, this exceptional four-bedroom detached home sits within an impressive plot, seamlessly blending into its surroundings.



### Denise White Estate Agents Comments

Nestled in a highly sought-after rural location, this exceptional four-bedroom detached residence presents a rare and unrivalled lifestyle opportunity, enjoying outstanding, uninterrupted views across the stunning Manifold Valley and the iconic Thor's Cave.

Set within an impressive and beautifully landscaped plot, the property is perfectly positioned to embrace its spectacular surroundings. The garden is a true highlight – lovingly tended with well-stocked, mature borders, it effortlessly blends the home into the rolling landscape of the renowned Manifold Valley. Whether enjoying a peaceful morning coffee or hosting a summer gathering, the outdoor space is both tranquil and inspiring.

Inside, the home offers spacious and flexible accommodation, full of warmth and character. At its heart is a charming kitchen diner with exposed beams and a log burner, perfect for cosy family meals. The light-filled living room features triple aspect windows and French doors that open directly onto a beautiful wildflower meadow. A separate snug with a log burner provides an additional cosy retreat and leads into a well-proportioned conservatory, thoughtfully placed to frame the magnificent view of Thor's Cave.

A ground floor WC and side porch add practicality to the layout, with potential to enhance the porch into a useful boot room.

Upstairs, there are four generously sized bedrooms, each boasting dual-aspect windows that frame panoramic views of the surrounding countryside. The bedrooms are serviced by a well-appointed family bathroom and a separate shower room, ideal for guests or busy households.

Throughout, the home exudes a cottage-like charm, with natural light, characterful features, and an inviting atmosphere that make it ideally suited for family living or those seeking a peaceful rural retreat.

This is a property that truly must be seen to be fully appreciated – a rare opportunity to secure a home in one of the area's most breath-taking settings, where comfort, space, and natural beauty combine in perfect harmony.

### Location

The property sits proudly within Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

Warslow is a picturesque village in the Staffordshire Moorlands situated high above the Manifold Valley. There is a local primary school which also caters for pre-school children. There is also a welcoming pub and village hall. The local countryside is accessible by foot from the house, and many nearby attractions. The setting is magnificent for walking, cycling and climbing. The village is within easy reach of Buxton, Ashbourne and Leek.

A 15 minute drive away is the thriving market town of Leek which offers a refreshing alternative from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages.

Educationally, the area is well-served by a range of highly regarded schools. These include Leek First School, Westwood First School, and Westwood College. Notable independent options such as St Anselm's in Bakewell (Tatler Prep School of the Year 2021), Abbotsholme School, and Denstone College are within reasonable travelling distance.

### Entrance Hall



Wood effect flooring. Two wall mounted radiators. UPVC door to the front aspect. Wall light. Stairs to the first floor accommodation. Under stairs storage cupboard. Ceiling light.

### Living Room

12'0" x 14'4" (3.66 x 4.38)



Fitted carpet. Two wall mounted radiators. Two wooden double glazed windows to the Front and rear aspect. French doors to the side aspect. Two wall lights. Ceiling light.

### Kitchen Diner

11'8" x 20'5" (3.56 x 6.23)



Tiled flooring. A range of wooden wall and base units with work surfaces above. Integrated dishwasher, fridge, and freezer. Belfast sink with mixer tap above. Space for fridge freezer. Space for range style cooker with extractor fan above. Two UPVC double glazed windows to the front and rear aspect. Log burner. French doors into side porch, UPVC double glazed French doors and UPVC double glazed window into side porch. Two ceiling lights.

### Snug Area

8'9" x 11'7" (2.69 x 3.55)



Tiled flooring. Wall mounted radiator. Log burner. Two wall lights. Open into: –

### Conservatory

11'10" x 12'0" (3.63 x 3.68)



Continued tiled flooring with underfloor heating. Two Wall mounted radiator. Wooden double glazed windows to the sides and rear aspect. Ceiling light and fan.

### WC

5'1" x 4'4" (1.56 x 1.33)



Tiled flooring. Wall mounted radiator. Low-level WC. Wash handbasin. UPVC obscured double glazed window to the front aspect. Storage cupboard with plumbing for washing machine. Ceiling light.

### Side Porch

7'7" x 12'0" (2.32 x 3.67)



Wooden single glazed windows to the front side and rear aspects. Double doors to the side aspect. Door to the front aspect. Wall light.



### First Floor Landing



Fitted carpet. Wall light. Ceiling light. Two loft access points.

### Bedroom One

11'10" x 10'9" (3.61 x 3.29)



Fitted carpet. Wall mounted radiator. Two UPVC double glazed windows to the side and rear aspect. Picture railing. Ceiling light.

### Bedroom Two

12'0" x 10'2" (3.68 x 3.10)



Fitted carpet. Wall mounted radiator. Two wooden double glazed windows to the side and rear aspect. Ceiling light.

### Bedroom Three

12'9" x 8'10" (3.90 x 2.70)



Fitted carpet. Wall mounted radiator. Two UPVC double glazed windows to the side and rear aspect. Picture railing. Ceiling light.

### Bedroom Four

8'2" x 10'0" (2.50 x 3.07)



Fitted carpet. Wall mounted radiator. Two UPVC double glazed windows to the front and side aspect. Built-in storage cupboard. Ceiling light.

### Shower Room

3'10" x 12'0" (1.19 x 3.66)



Vinyl flooring. Low-level WC. Pedestal wash handbasin. Shower cubicle with electric shower. Wall mounted ladder style towel rail. Inset spotlight with extractor fan. Wooden double glazed obscured window to the front aspect. Ceiling light.

### Bathroom

5'1" x 9'11" to cupboards (1.56 x 3.04 to cupboards)



Wood effect flooring. Low-level WC. Pedestal wash handbasin. Fitted bath with shower above and glass shower screen. Ladder style towel rail. Large storage cupboard housing combination boiler. Obscured UPVC double glazed window to the front aspect. Extractor fan. Ceiling light.

### Outside



The property occupies a sizeable plot with off road parking for multiple vehicles to the front. To the rear is an outstanding lawned garden with beautifully presented borders, pond, woodchip path, and wildflower meadow. all enclosed with mature hedgerow, lavender borders, and the estate fencing. A raised stone patio surrounds the conservatory creating the perfect space to entertain or unwind. There are two useful storage sheds to house gardening tools.

### Agents Notes

Tenure: Freehold

Services: Mains drainage, mains electricity, mains water, LPG heating

Council Tax: Staffordshire Moorlands Band D

What3words - unopposing.accusing.speaker

This property is offered with no upwards chain.

### Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

### About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

### Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **You Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do You Need A Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **WE WON!**



### **Local Estate Agent Wins Prestigious British Gold Award for Customer Service**

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their

inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.



Floor Plan

