



#### MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Coningsby is an extensively enhanced and beautifully presented period detached residence, offering versatile living spaces and set within generous grounds. Conveniently located within comfortable walking distance of Buxton town centre, the property is presented to a high standard by the current owners, with careful attention given to its interior design.

In summary, the ground floor comprises an entrance porch leading to a grand hallway with original wall panelling, six spacious reception rooms, including a sitting room, dining room, library, study, morning room, and garden room. This level also includes a modern kitchen, recently upgraded to a high standard with bespoke units and premium appliances, and a utility room leading to the integral garage located to the rear.

The first and second floors are accessed via generous landing areas and feature six bedrooms, five of which include en-suite facilities. The lower ground floor offers a caged wine cellar and two additional cellar chambers.

Externally, a set-in driveway extends from the front boundary to the rear, providing ample off-road parking and access to the integral garage. The beautifully maintained gardens include a lawn, multiple seating areas, well-stocked flower beds, and two water features.

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**PORCH**

Timber door and four double glazed windows.

**HALL**

Double doors, two double radiators, stairs to the first floor, and stairs leading down to the cellars.

**LIVING ROOM**

14'7 x 16 (4.45m x 4.88m)  
Timber framed sash windows with bespoke electric blinds, a double radiator, and a gas fire with a oak surround

**STUDY**

12'8 x 12'2 (3.86m x 3.71m)  
Dual aspect timber framed sash windows with secondary glazing,feature fireplace with a oak surround, and a double radiator.

**DINING ROOM**

15'1 15'7 (4.60m 4.75m)  
Timber framed bay window with secondary glazing, feature fireplace with a oak surround, and two double radiators.

**VESTIBULE**

Timber framed sash window and loft access.

**LIBRARY**

11'10 x 11'7 (3.61m x 3.53m)  
Timber framed double glazed double doors leading to the front patio, single radiator, bespoke cabinets and bookcases, and a gas fire with a marble surround.

**CLOAKROOM**

Timber framed sash window, WC, pedestal wash basin, double radiator, and fitted full height wardrobes.

**MORNING ROOM**

12'8 x 16'2 (3.86m x 4.93m)  
Two timber framed sash windows, living flame gas fire with a marble fireplace and hearth, and a double radiator.

**KITCHEN**

9 x 19'2 (2.74m x 5.84m)  
Two double glazed sash windows, a double glazed sash effect window, fitted wall and base units with quartz countertops and splashbacks, six ring gas hob with slimline extractor hood, dual ovens, microwave and grill, 1.5 bowl sink with mixer tap and garbage disposal, integrated Fisher & Paykel fridge freezers, integrated dishwasher, kickboard radiators, and Karndean flooring.

**GARDEN ROOM**

10'4 x 16'5 (3.15m x 5.00m)  
Double glazed double doors, double glazed sash windows, two double radiators, and loft access.

**UTILITY ROOM**

11'5 x 10'9 (3.48m x 3.28m)  
Double glazed door and dual aspect double glazed windows, fitted wall and base units with wood effect countertops and downlights, stainless steel butler's sink with mixer tap, plumbing for a washing machine and dryer, double radiator, slate effect flooring, and access to the garage.

**INTEGRAL GARAGE**

18'3 x 10'8 (5.56m x 3.25m)  
Electric roller door, light and power, and loft access.

**FIRST FLOOR LANDING**

Timber framed stained glass feature window with secondary glazing, built in linen cupboard, and stairs to the second floor.

**BEDROOM ONE**

14'8 x 16'2 (4.47m x 4.93m)  
Timber framed sash window with secondary glazing, double radiator, and fitted wardrobes.

**EN SUITE**

6'11 x 6'8 (2.11m x 2.03m)  
Double glazed Velux window, enclosed shower cubicle with a multi directional shower, WC with push flush, pedestal wash basin with mixer tap, ladder style radiator, and tiled walls.

**BEDROOM TWO**

15'10 x 14'10 (4.83m x 4.52m )  
Timber framed sash window with secondary glazing, double radiator, and an electric fire with a tiled “Arts & Crafts" period feature surround.

**EN SUITE**

3'10 x 9'11 (1.17m x 3.02m)  
Enclosed shower cubicle with a multi directional shower, WC, pedestal wash basin, electric towel rail, partially tiled walls, and a sliding pocket door.

**DRESSING ROOM / BEDROOM FOUR**

12'2 x 12'9 (3.71m x 3.89m)  
Two Timber framed sash windows with secondary glazing and fitted shutters, bespoke fitted wardrobes, and double radiator.

**SHOWER ROOM**

9'2 x 6'1 (2.79m x 1.85m)  
Two timber framed sash windows, enclosed shower cubicle with ceiling mounted rainforest shower, WC with push flush, wash basin with mixer tap and light up Bluetooth mirror, Victorian style towel radiator, and tiled effect linoleum flooring with underfloor heating.

**BEDROOM THREE**

13 x 12'11 (3.96m x 3.94m)  
Two timber framed sash windows with secondary glazing, single radiator, and an electric fire with “Art Nouveau” marble effect feature surround

**INNER HALLWAY**

Potential for a dressing area with a built in cupboard and access to the linen cupboard.

**EN SUITE**

Timber framed sash window, Jacuzzi bath with mixer tap, enclosed shower cubicle with wall mounted shower, WC, dual sinks with mixer taps, backlit mirror, double radiator, partially tiled walls, and tiled effect linoleum flooring.

**SECOND FLOOR LANDING**

Double glazed Velux window and loft access.

**BEDROOM FIVE**

15'10 x 14'2 (4.83m x 4.32m)  
Timber framed double glazed sash effect window and a double radiator.

**EN SUITE**

3'11 x 9'9 (1.19m x 2.97m)  
Enclosed shower cubicle with wall mounted shower, WC, pedestal wash basin, radiator, partially tiled walls, and a sliding pocket door.

**BEDROOM SIX**

12'10 x 16'2 (3.91m x 4.93m)  
Two timber framed sash windows, double radiator, and a large walk in wardrobe that could be converted into an en suite shower room.

**CELLARS**

Comprising Three chambers, including a caged wine cellar, all with light and power.  
Camber One - 3.81m x 4.93m (12'5" x 16'2")  
Camber Two - 3.78m x 3.48m (12'4" x 11'5")  
Chamber Three / Wine Cellar - 1.91m x 2.16m (6'3" x 7'1")

**EXTERIOR**

The property features a set-in entrance with a tarmac driveway extending to the rear, providing additional parking and access to a single integral garage. The front showcases mature, landscaped south-facing gardens with a sheltered patio.

At the rear, the beautifully maintained gardens include two tranquil water features and two patios, enhanced by exterior lighting and power points. A separate gated compost area offers space for a garden shed, while a secluded side patio currently houses a large greenhouse, adding further functionality to the outdoor spaces.

