



Wye House Corbar Road, Buxton SK17 6RL

welcome to

Wye House Corbar Road, Buxton

A magnificent duplex penthouse apartment designed in the mock French château architectural style. The vast main living space is bright with a triple aspect and includes a balcony, capturing the essence of luxury living. The hillside accommodation boasts views overlooking Buxton spa town.



Communal Entrance Hall

A contemporary glass fronted and spacious common entrance hall which has views over the inner courtyard. Stairs rise to the duplex apartment, at first, from here to the private first floor.

First Floor Entrance Hall

An oak door opens at the first floor to the apartment's private entrance hall. There is a large front window and good views from here and an attractively decorated feature wall. Oak stairs leads up to the rear french doors and private gardens. Door to reception hallway.

Reception Hall

A spacious and welcoming reception hall with roof windows which flood the hall with light. Storage/utilities cupboard. All doors are substantial oak.

Open Plan Living Space

Irregular Shaped Room 24' 3" x 21' 2" (7.39m x 6.45m)
Having an impressive bright space with vaulted ceiling and decorative feature walls, Skylight, French doors from living space to balcony at gable end, Ample dining space, High-specification kitchen with polished granite work surfaces, tiled flooring and two oval dormer windows.

Master Bedroom One

15' 1" x 11' 5" (4.60m x 3.48m)
A stunning vaulted master with ceilings to ridge height with beams and recessed spotlights. An oval dormer window to the front has superb views. Radiator.

En-Suite Bathroom

Neutral limestone colour half ceramic tiled walls and floor including natural rolled limestone edging tiles and polished granite surfaces.
The premium white suite features an oval whirlpool bath with mixer tap and there is glass shower and steam enclosure with bench and music.
The W.C and wash basin are both wall hung which

opens up the floor space for easy maintenance.
A large window to the front is at floor level and adds to the elegant ambiance.
There is an ample and discreet laundry and towel storage area within the bathroom.
There is a vaulted ceiling with recessed spotlights, an extractor fan and a centrally heated chrome towel rail.

Double Bedroom Two

15' 1" x 9' 9" (4.60m x 2.97m)
A further double bedroom with a feature curved wall up the the top of the vaulted ceiling, which has recessed ceiling spotlights, and a front oval dormer window. Radiator.

Bathroom / W.C

A spectacular mosaic tiled principle bathroom which features a premium white suite and a whirlpool bath, wall hung basin and W.C pan. All fittings are chrome including the centrally heated towel rail. The is a roof window and polished granite surfaces.

Woodland

French doors open out to the rear directly onto a large decked terraced garden with a lawn almost the size of a tennis court. The ground gently slopes upwards and there are grass terraces interspersed between mature native trees. There are superb views from here over rolling countryside and over the property to reveal elevated views over Buxton Spa Town.

Rear Timber Deck Terrace

Parking Amenities

Beautiful communal gardens.
A driveway leads from Corbar Road passing Wye House, the former John Duncan School, reminiscent of French Chateau design. The features of the apartment mirror the architectural style of Wye House.

Tenure

The property is Leasehold.

The term is 300 years from 1st June 2005.
The Ground Rent is £200 per year. There is a rent review schedule within the lease. The ground rent will increase to £400 on the 1st of June 2025.
A copy of the lease is available from the agent.

Service Charge

The annual service charge is £2,500.
This is payable to LPC LTD.
Enquires to:
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welcome to

Wye House Corbar Road, Buxton

- Duplex Penthouse Apartment with Balcony
- A large private garden and decking area
- Stunning and Large Accommodation
- Two Double Bedrooms and Two Luxury Bathrooms
- Open Plan living Area

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 300 years from 23 Apr 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£257,500



Please note the marker reflects the postcode not the actual property

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01335 346677



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,
Derbyshire, DE6 1GF



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