

5 Smithy Lane, Buxton, SK17 6EP



£285,000



PHASE II OTTER COURT - TOWN HOUSES, SMITHY LANE.

We are delighted to offer for sale this exciting next phase of the Otter Court private gated secure development, situated in a central location. Offering a varied selection of high quality bespoke properties all fitted throughout to the highest of standards.

These two unique and individually designed townhouses offer versatile and unique accommodation over two floors. On the ground floor there is a garage where the access to the entrance lobby can be found with stairs to the first floor. Off the entrance lobby there is a shower room and wc as well as a good size utility room and two further rooms which could serve as either bedrooms or a second lounge. On the first floor there is a galleried landing with sliding doors through to the unique feature of an open air terrace garden. The main living area, with a bespoke fitted kitchen. The very well proportioned master bedroom and second bedroom also, both with access to the main bathroom which is fitted with an excellent quality suite. Both properties will benefit from combination gas fired central heating and sealed unit double glazing throughout and a garage. These are truly unique properties which will suit any number of potential purchasers as either four bedroom accommodation or a dependent living suite to the ground floor as so desired.

Please contact the offices of Jon Mellor & Company to register your interest NOW. Full brochures, prices and viewing appointments will be available in the coming weeks.

DIRECTIONS

From our Buxton office turn left and proceed up Terrace Road to the Market Place. Turn left just after the Pelican Crossing onto Concert Place and left again onto Hardwick Square South. The development can be found on the right hand side where our For Sale board has been erected.

LOCATION

The Roman Spa town of Buxton, famous for its mineral and spring water sits amongst some of the most beautiful countryside in England, being on the edge of the Peak District National Park, whilst being accessible to the cities of Manchester, Sheffield and Derby. The town boasts magnificent architecture, some dating back to the early 17th century, including The Crescent, a superb example of the Georgian period, built around 1780 for William Cavendish, the Duke of Devonshire by John Carr of York, and now open as a magnificent luxury spa hotel. The annual festival at the famous Victorian Buxton Opera House during the summer months attracts visitors from across the world while tens of thousands visit the town to sample its mineral and spring water, to stroll through the Victorian Pavilion Gardens and enjoy the surrounding Peak District National Park countryside. There is a direct train link from Buxton into Stockport and Manchester, while Manchester Airport is within 25 miles of the town.

INTRODUCTION TO OTTER COURT

Otter Court is a unique and bespoke development of apartments, townhouses, a converted former stable block and bungalows, offering 1,3 and 4 bedroom accommodation of the very highest standard. Otter Court itself is a private development superbly situated centrally in Higher Buxton within easy reach of many shops, pubs, cafes and other amenities. Buxton's famous Victorian Opera House and Pavilion Gardens are within easy walking distance as is the main shopping hub in lower Buxton. The site benefits from a video security system and all properties have allocated parking or a garage within the site. All properties will have either garden or paved external spaces and will be fitted throughout to an exceptionally high standard with a combination of gas fired central heating and sealed unit double glazing as standard. Kitchens will be individually designed and of the highest quality with appliance packages of contemporary high end

specification. All bathroom suites are again individually tailored to each property with underfloor heating and an excellent finish. All in all, Otter Court offers a variety of high specification conversion properties with something to suit all tastes and price ranges in this highly exclusive secluded environment.

GROUND FLOOR

Lounge 13'7" x 12'7"

Inner Hallway/Entrance Vestibule

With door to outside, stairs to the first floor.

Shower Room

Utility Room 10'10" x 9'3"

Bedroom One 12'3" x 10'3"

Integral Garage 19'1" x 11'2"

FIRST FLOOR

Galleried Landing

Open Plan Lounge/Kitchen 19'11" x 13'6"

Master Bedroom 15'2" > 9'8" x 10'9"

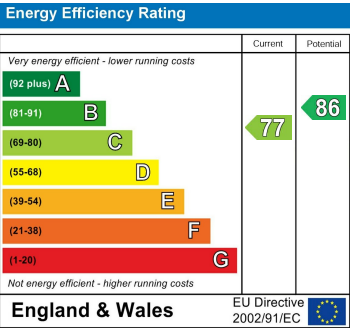
Jack and Jill Bathroom 8'6" x 5'4"

Bedroom Two 8'10" x 8'4"

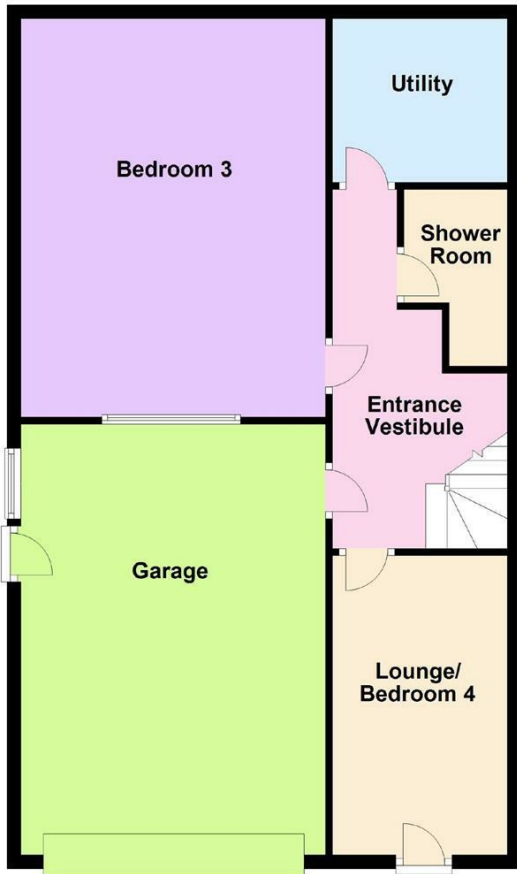
Garden Terrace

NB

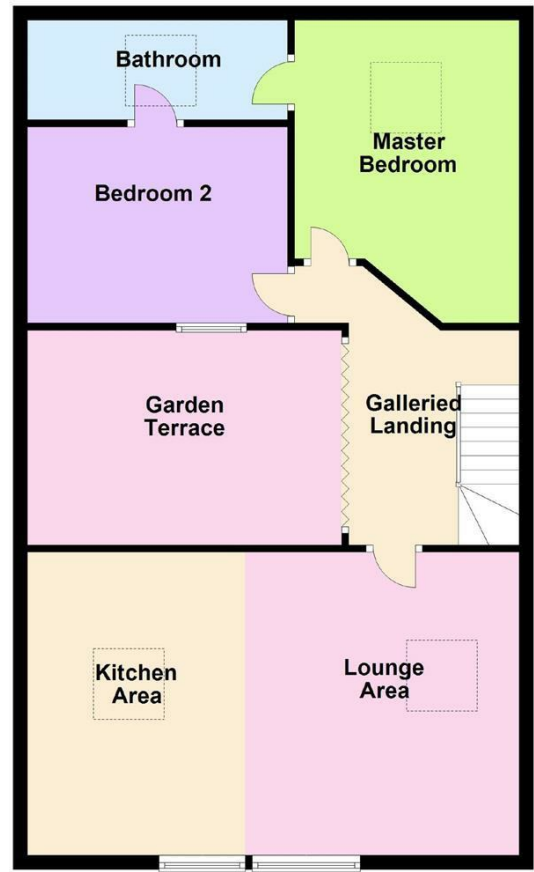
Rooms, description, measurements and photographs are taken from 5 Smithy Lane, the show home.



Ground Floor



First Floor



Important Notice

Jon Mellor & Company, their solicitors and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
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