



## 7 Hall Bank

Buxton, SK17 6EW

£595,000



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Constructed in 1795 this superb Grade II listed character property is fabulously located in central Buxton overlooking The Slopes and the five star luxury Crescent Spa Hotel. Offering extensive accommodation over four floors with five bedrooms, two bathrooms and a number of reception rooms with many original period features. Formerly a highly successful restaurant for over a quarter of a century the opportunity arises for the potential purchaser to re-establish this restaurant with ground and lower ground floor business usage and extensive accommodation over the further three floors. The property currently has business/residential use, however planning for full residential use has been granted.

Equally 7 Hall Bank would make an incredible family home being situated within easy walking distance of the Buxton Opera House, The Pavilion Gardens, Market Place and Buxton's town centre with many amenities. Rarely do properties come up for sale in this highly sought after residential location and this superb period residence should be viewed internally to be fully appreciated.

Please note the property is predominantly freehold with a flying freehold over the section of the property above no. 6 Hall Bank. The flying freehold is £10 per annum and has lessor and tenant provisions.

#### Directions:

From our Buxton office turn right at the junction to the Spring Gardens roundabout. Bear left onto Manchester Road and take the second left onto Fountain Street. Proceed along this road bearing left to the T-junction with the Old Hall Hotel on the left. Proceed ahead onto Hall Bank where number 7 will be found on the right hand side.

#### GROUND FLOOR

##### Entrance Porch

4'9" x 3'10" (1.45m x 1.17m)

With glazed window to side and door to entrance vestibule.

##### Entrance Vestibule

9'11" x 8'3" (3.02m x 2.51m)

With stripped wooden flooring, Georgian style window to front and an archway through into the living room. (Restaurant area)

##### Living Room

13'11" x 11'1" (4.24m x 3.38m)

With a spiral staircase leading to the lower ground floor, three double radiators, ceiling cornice, Georgian style bay window to front, door to kitchen and door to hallway. (Restaurant area)

##### Kitchen

14'3" x 13'2" (4.34m x 4.01m)

Fitted with a stainless steel commercial kitchen comprising of a stainless steel single drainer double sink unit, commercial Range grill and oven and a number of commercial fridges and a dishwasher etc. Two sash windows to rear and door to hallway.

##### Hallway

13'1" x 7'1" (3.99m x 2.16m)

With stairs to first floor and double radiator.

##### Inner Hallway

7'7" x 3'3" (2.31m x 0.99m)

With stairs to lower ground floor and separate ladies and gents toilets with low-level w.c. and wall mounted washbasins. Single radiator and door to outside.

#### FIRST FLOOR

##### Half Landing

Seating area with stripped wooden flooring and sealed unit double glazed bay window looking to the rear garden.

##### Landing

13'6" x 10'0" (4.11m x 3.05m)

With stairs to second floor, two double radiators, two telephone points and secondary glazed sash window to rear. Double doors leading through to the lounge and door to shower room.

##### Shower Room

13'2" x 5'4" (4.01m x 1.63m)

With a fully glazed and tiled shower cubicle and shower, low level w.c. and vanity washbasin. Wall mounted shelving, heated towel rail and secondary double glazed sash window to rear. Wall mounted Glowworm central heating and hot water boiler.

##### Lounge

21'10" x 16'4" (6.65m x 4.98m)

With a decorative wooden fireplace surround with mantelpiece over incorporating a cast iron fireplace with open grate and tiled hearth. Ceiling cornice, picture rail, two double radiators, two telephone points and two Georgian style bay windows overlooking The Slopes and the Crescent Hotel.

#### SECOND FLOOR

##### Half Landing

With sealed unit double glazed sash window to the rear garden.

##### Landing

10'10" x 10'6" (3.30m x 3.20m)

Stairs to second floor and double radiator.

##### Bedroom One

14'11" x 10'0" (4.55m x 3.05m)

With a feature radiator and two sealed unit double glazed sash windows to rear.

##### Bedroom Two

13'5" x 11'3" (4.09m x 3.43m)

With double radiator and a feature arched window overlooking The Slopes and the Crescent Hotel.

#### Bedroom Four

10'5" x 9'4" (3.18m x 2.84m)

With double radiator and a feature arched window overlooking The Slopes and the Crescent Hotel.

#### Inner Hallway

7'2" x 6'10" (2.18m x 2.08m)

With double radiator and a feature circular domed skylight window.

#### Kitchen

12'0" x 7'3" (3.66m x 2.21m)

Fitted with a range of base units and tiled working surfaces incorporating a 1 1/2 bowl single drainer sink unit with tiled splash backs. Integrated oven with four ring gas hob over, single radiator, space for a fridge freezer, space and plumbing for a washing machine and built-in storage cupboard. Georgian style sash window to rear.

#### Dining Room

15'3" x 10'9" (4.65m x 3.28m)

With two double radiators, two built-in glazed storage cupboards with display shelving and two arched feature windows to front overlooking The Slopes and the Crescent Hotel.

#### Bedroom Three

11'11" x 7'2" (3.63m x 2.18m)

With decorative wooden fireplace surround with mantelpiece over incorporating a cast iron fireplace, double radiator and arched feature window overlooking The Slopes and the Crescent Hotel. Loft access.

#### Bathroom

7'7" x 7'1" (2.31m x 2.16m)

Fitted with a panelled bath with rainfall shower and shower screen, vanity bowl sink unit with storage below and low-level w.c. Stainless steel heated towel rail and Georgian style sash window to rear.

#### THIRD FLOOR

#### Landing

3'10" x 3'0" (1.17m x 0.91m)

#### Office

10'10" x 11'1" (3.30m x 3.38m)

With a Velux sealed unit double glazed loft window, two telephone points and good sized storage cupboard.

#### Bedroom Five

18'6" x 10'7" (5.64m x 3.23m)

With electric night storage heater, Velux sealed unit double glazed loft window and access to eaves storage.

#### LOWER GROUND FLOOR

#### Glazed Hallway

5'9" x 5'0" (1.75m x 1.52m )

With spiral staircase leading to the ground floor living room.

#### Games Room

21'3" x 12'9" (6.48m x 3.89m)

With stone flagged flooring, two double radiators and seven wall light points. Open doorway into the TV lounge.

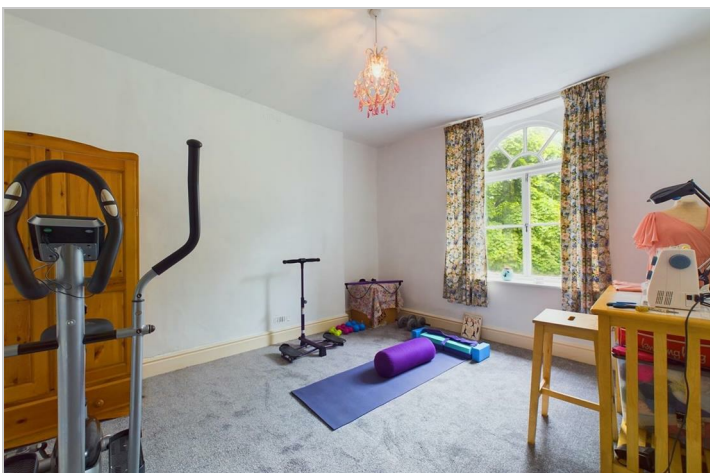
#### TV Lounge

15'0" x 12'10" (4.57m x 3.91m)

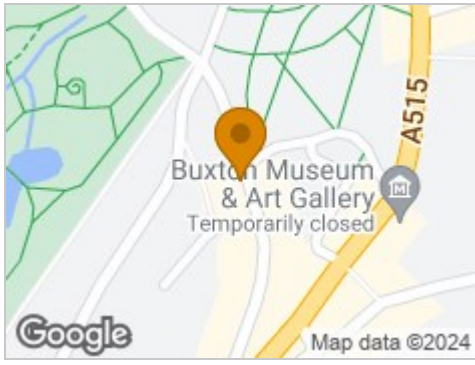
With stone flagged flooring, four wall light points, stairs to ground floor, double radiator and walk-in storage cupboard.

#### OUTSIDE

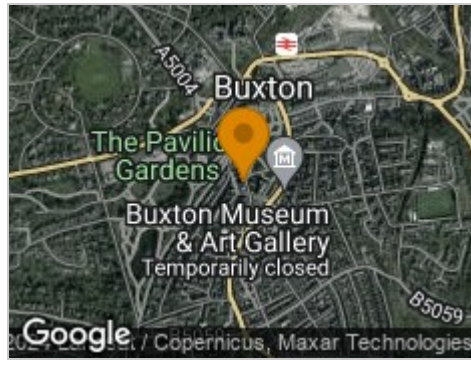
To the rear of the property there is a delightful private garden mainly flagged with seating areas and trellising, mature bushes, plants and shrubs etc. Wooden storage shed.



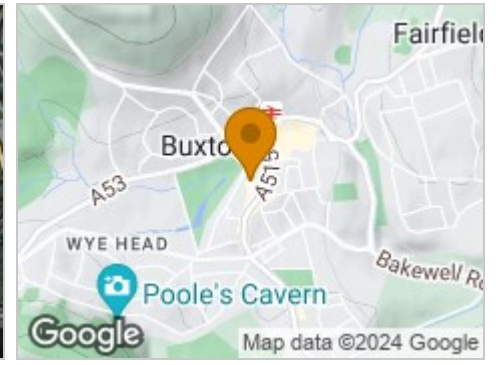
## Road Map



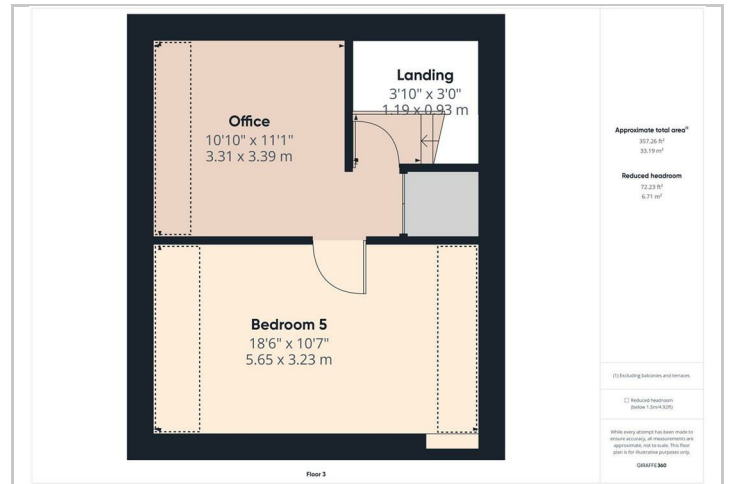
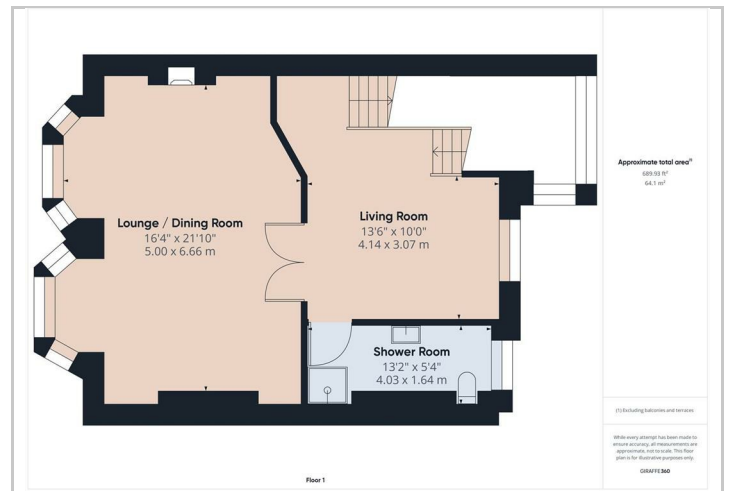
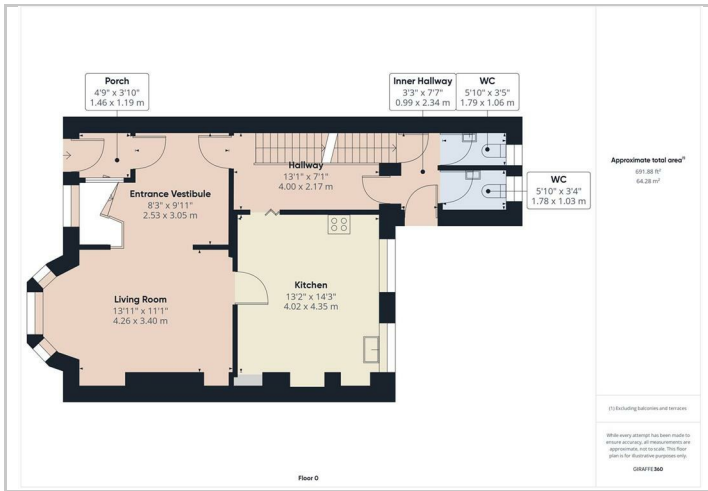
## Hybrid Map



## Terrain Map



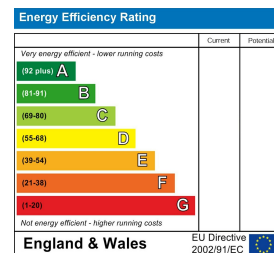
## Floor Plans



## Viewing

Please contact our Jon Mellor & Company Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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