



1 Templemore Harpur Hill Road

Buxton, SK17 9NA

£525,000



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Tenure Freehold Council Tax Band C



No. 1 Templemore was originally constructed circa 1925 and retains many original period features including the original staircase, ornate fireplaces, doors and fixtures throughout. Offering over 3400 square feet of accommodation this extensive family home offers three reception rooms, plus a family dining/kitchen with workshop and storage rooms on the ground floor. There are two substantial cellar rooms on the lower ground floor whilst the first floor has three bedrooms and a master bathroom. On the second floor there are two good sized double bedrooms and a shower room. The property is approached by a long sweeping driveway with ample off road parking for numerous vehicles and sits in extensive matured lawned gardens with many shrubs, trees etc. An internal inspection is highly recommended.

Directions:

From our Buxton office turn left and proceed up Terrace Road across The Market Place to High Street and the London Road traffic lights. Proceed through the lights and continue along this road for a while, turning right at the signpost for Harpur Hill. Continue up Harpur Hill Road and turn right just before the roundabout into the driveway leading to Templemore where our for sale board has been erected.

GROUND FLOOR

Entrance/Reception Hall

16'3" x 15'11" (4.95m x 4.85m)

With a feature brick fireplace with decorative wooden surround and mirrored mantle over and tiled hearth, stripped wooden flooring, three part leaded uPVC sealed unit double glazed windows, stairs to first floor and under stairs storage cupboard.

Inner Hallway

With wood effect flooring and Victorian style radiator.

Dining Kitchen

23'4" x 12'6" (7.11m x 3.81m)

Fitted with an excellent quality range of base and eye level units and working surfaces incorporating a 1 ½ bowl stainless steel single drainer sink unit with tiled splash backs. With integrated five ring stainless steel gas hob, stainless steel extractor over, stainless steel integrated Neff double oven and integrated stainless steel microwave oven. Integrated dishwasher, space for an American style fridge/freezer, tiled flooring and double radiator. Two part leaded uPVC sealed unit double glazed windows.

Sitting/snug area

With red brick recessed fireplace, chimney and hearth incorporating a cast iron log burning stove. Wood effect flooring throughout.

Lounge

18'1" x 16'0" (5.51m x 4.88m)

Into bay. With a feature, decorative stone fireplace surround with wooden mantle over, tiled hearth and cast iron stove. Beamed ceiling, built-in leaded glazed display cupboard, TV aerial point. uPVC sealed unit double glazed part leaded bay window to front and uPVC part leaded sealed unit double glazed window to side. Door to outside verandah.

Dining Room

20'2" x 14'0" (6.15m x 4.27m)

Featuring a decorative wooden fireplace surround and mirrored mantle with tiled inset and hearth. Stripped wooden flooring, walk-in storage cupboard and uPVC sealed unit double glazed bay window to front.

Inner Hallway

12'11" x 4'1" (3.94m x 1.24m)

With wood effect flooring and Victorian style radiator.

Storage Room One

8'8" x 8'3" (2.64m x 2.51m)

With light and power and window to outside.

Storage Room Two

8'7" x 6'3" (2.62m x 1.91m)

With light and power and window to outside.

Workshop

14'0" x 10'6" (4.27m x 3.20m)

With light and power and door and window to outside.

Cloakroom

8'1" x 3'6" (2.46m x 1.07m)

With low level w.c. and wall mounted washbasin.

LOWER GROUND FLOOR

Cellar Room One

15'8" x 13'4" (4.78 x 4.06)

With work benches, lighting, three phase power and window.

Cellar Room Two

15'11" x 14'7" (4.85 x 4.45)

With lighting, three phase power and window.

FIRST FLOOR

Landing

10'0" x 7'0" (3.05m x 2.13m)

With stripped wooden flooring, storage cupboard and boiler cupboard with zoned heating and pressurised cylinder.

Bedroom One

18'1" x 15'11" (5.51m x 4.85m)

Into bay. With stripped wooden flooring, decorative wooden fireplace surround with tiled inset and hearth and open grate. TV aerial point, two double radiators and uPVC sealed unit double glazed bay window to front.

Dressing Room

With original tiled fireplace and three leaded uPVC sealed unit double glazed windows. Please note that plumbing is present for the dressing room to be turned into an en suite shower room or bathroom if required.

Bedroom Two

18'0" x 12'11" (5.49m x 3.94m)

Into bay. With a decorative wooden fireplace surround and tiled inset, wall mounted washbasin and uPVC part leaded sealed unit double glazed window.

Bedroom Three

9'5" x 8'1" (2.87m x 2.46m)

With stripped wooden flooring, double radiator and two windows.

Main Bathroom

Superbly fitted with an excellent quality suite comprising a glazed and tiled walk-in double shower unit, double ended bath, low level w.c. and vanity washbasin. Part tiled and feature walls and part wooden

type flooring with curved tiled step. Two feature radiators and an obscure uPVC sealed unit double glazed part leaded window.

SECOND FLOOR

Half Landing

With part leaded uPVC sealed unit double glazed window.

Landing

Loft access.

Bedroom Four

18'1" x 8'9" (5.51m x 2.67m)

With part sloping ceiling, double radiator, walk-in eaves storage and uPVC sealed unit double glazed window.

Bedroom Five

12'6" x 10'3" (3.81m x 3.12m)

With part sloping ceiling, double radiator, walk in eaves storage and uPVC sealed unit double glazed window.

Shower Room

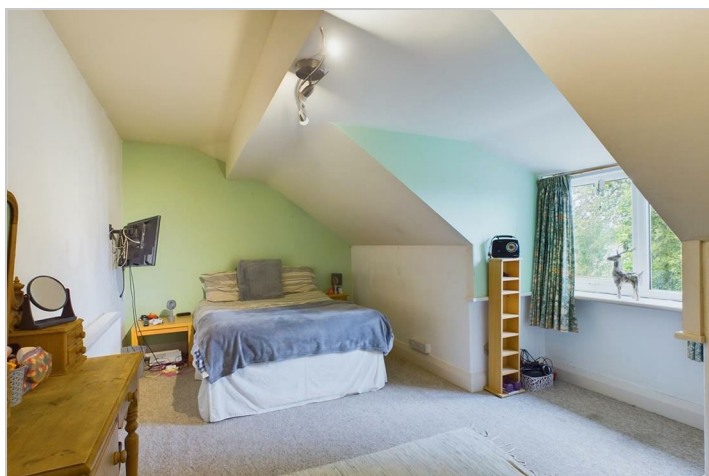
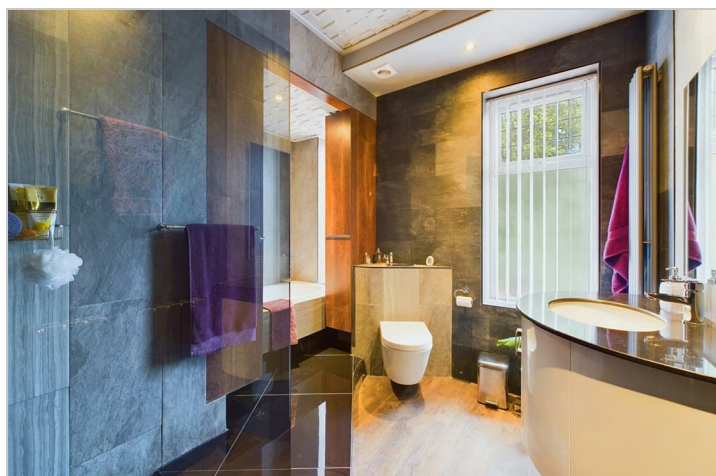
6'3" x 6'3" (1.91m x 1.91m)

With a tiled and glazed shower cubicle and shower, low level w.c. and pedestal washbasin. Extractor fan and wood effect flooring.

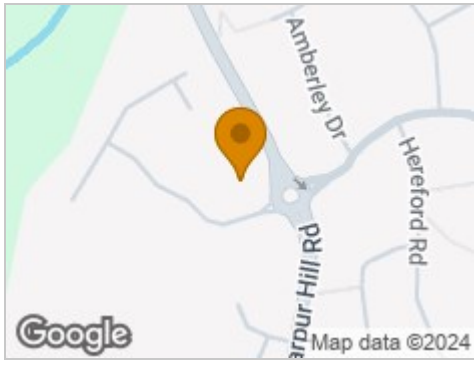
OUTSIDE

Gardens

The property stands in its own generous formal gardens with mature lawns, trees, shrubs, flowerbeds and pathways with ample off road parking for a number of vehicles.



Road Map



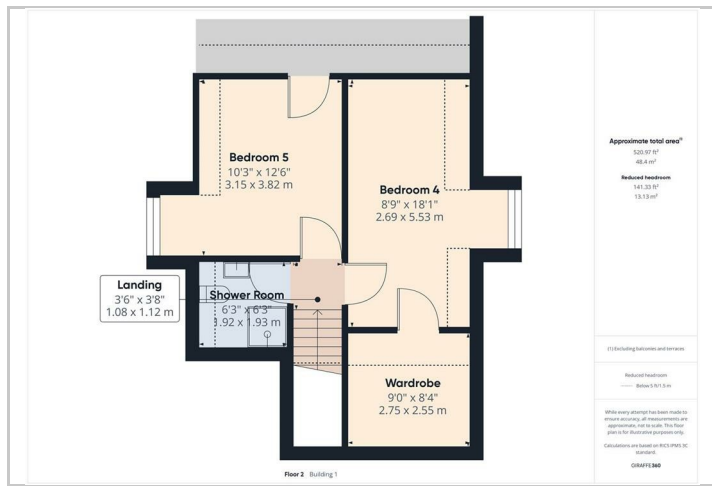
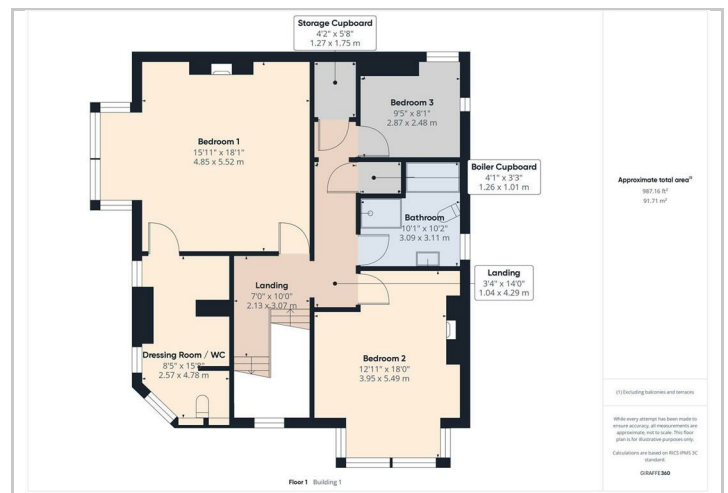
Hybrid Map



Terrain Map



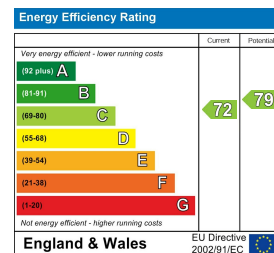
Floor Plans



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



Important Notice

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