



## Poppy Cottage 6a Gadley Close

Buxton, SK17 6YQ

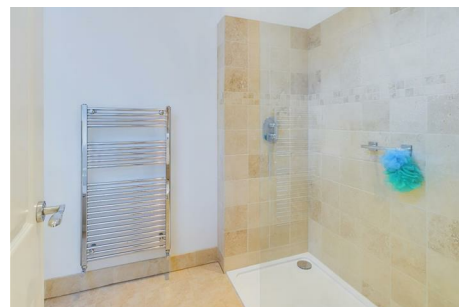
£685,000



# Poppy Cottage 6a Gadley Close

Buxton, SK17 6YQ

Tenure Freehold Council Tax Band E



A simply stunning three bedroomed, three bathroom detached home bordering onto Gadley Woods in a delightful sought after cul-de-sac location with beautiful views towards Axe Edge. Fitted throughout to an exceptionally high standard and well planned accommodation. Set over two floors benefitting from uPVC double glazing and underfloor heating throughout, security alarm system and outside security lighting. The accommodation is spacious and well planned with a fabulous entrance dining hall with a galleried landing above. There is a stunning dining kitchen with granite work surfaces and integrated appliances, double patio doors leading onto a delightful terrace with barbecue area, a generous lounge with bay window and feature stone fireplace with a feature gas log effect fire and patio doors that lead on to the terrace. The room benefits from fabulous views to Axe Edge and towards the Cavendish Golf Club. There is a cloakroom/shower room on the ground floor and a double bedroom. There are two further bedrooms on the first floor, the master bedroom having an en-suite and the second bedroom benefits from a master bathroom adjacent. Poppy cottage sits on a generous plot within easy walking distance of the Cavendish Golf Club designed by Dr Alistair McKenzie. The property is also within walking distance of Buxton Town Centre with its delightful Opera House theatre and Café Society. There are well respected schools, nurseries and sports facilities in the area.

## Directions:

From our Buxton office turn right and bear left at the roundabout. Turn left onto St Johns Road and take the second right turning onto Carlisle Road. Continue along Carlisle Road taking the third left turning onto Gadley Close, proceed to the bottom of the road where Poppy Cottage is situated on the right hand side.

## GROUND FLOOR

### Entrance/Dining Hall

16'5" x 15'4" (5.00m x 4.67m)

A stunning entrance dining hall with feature staircase and galleried landing with under stairs storage cupboards. Wooden flooring, stone mullion windows with sealed unit double glazing and uPVC front entrance door. With under floor heating throughout the room overlooks Gadley Woods and the Cavendish Golf Club.

### Dining Kitchen

19'6" x 12'11" (5.94m x 3.94m)

Fitted with an excellent quality range of base and eye level units and granite work surfaces incorporating a 1 1/2 bowl stainless steel sink. With integrated Neff double oven with microwave and grill. Central podium with five ring stainless steel Neff hob and stainless steel Neff extractor fan over. There is an integrated larder fridge freezer plus an integrated freezer and a dishwasher. Space for a washing machine, tumble dryer and wine cooler. Storage cupboard housing a wall mounted Vaillant combination gas boiler. Stone mullion windows to two sides, overlooking woodland. Double glazed French patio doors lead out onto the delightful patio barbecue area and garden beyond with peaceful views towards woodlands and the Golf Club.

### Lounge

22'7" x 16'5" (6.88m x 5.00m)

A well proportioned lounge flowing into a bay window with a feature stone fireplace incorporating a cast iron, log effect gas stove. Under floor heating, tv aerial point, generous sockets and Wifi. French uPVC patio doors lead out onto the patio and gardens beyond.

### Bedroom Three

12'3" x 9'6" (3.73m x 2.90m)

With under floor heating, stone mullion windows and bespoke floor to ceiling fitted wardrobes with interior lighting.

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### Cloakroom/Shower Room

6'4" x 6'4" (1.93m x 1.93m)

With tiled flooring, underfloor heating and fitted with a fully tiled and glazed shower cubicle and shower, vanity washbasin with storage cupboard below and low-level w.c. Stainless steel heated towel rail and extractor fan.

## FIRST FLOOR

### Galleried Landing

9'10" x 7'6" (3.00m x 2.29m)

Overlooking the entrance hall.

### Bedroom One Master bedroom

19'5" x 12'11" (5.92m x 3.94m)

With under floor heating and stone mullion windows to front and side with stunning views towards Axe Edge, woodland and the Golf course.

### En-suite Shower Room

8'4" x 6'3" (2.54m x 1.91m)

Tiled and glazed walk-in double shower and shower unit, vanity washbasin with storage cupboard below and low-level w.c. Stainless steel heated towel rail and frosted window.

### Bedroom Two

12'5" x 9'7" (3.78m x 2.92m)

With underfloor heating, bespoke built-in floor to ceiling double wardrobes with interior lighting and mullion window.

### Bathroom

6'4" x 6'4" (1.93m x 1.93m)

Fitted with an excellent quality suite comprising a panelled bath, vanity washbasin with storage cupboard below and low-level w.c. Stainless steel heated towel rail, extractor fan and tiled flooring with underfloor heating.

## OUTSIDE

Poppy cottage is approached by a sweeping tarmac private driveway with off road parking suitable for a number of vehicles.

## GARDENS

With external double electric sockets. There is a rockery with shrubs, trees and specimen flowering plants. The property is enclosed on three sides by gardens and flower beds with a magnolia tree, apple trees, roses and camellia's. The gardens are of good proportion and mainly flagged with Indian sand stone and gravelled areas with peaceful views overlooking woodland and Axe Edge.

## SUMMER HOUSE

The summer house built by Malvern in a Pavilion style, double glazed and insulated with electric power sockets, lighting and circuit breaker plus a garden store area. The summer house is currently used as an office with Wifi and beautiful views to the moors.



Road Map



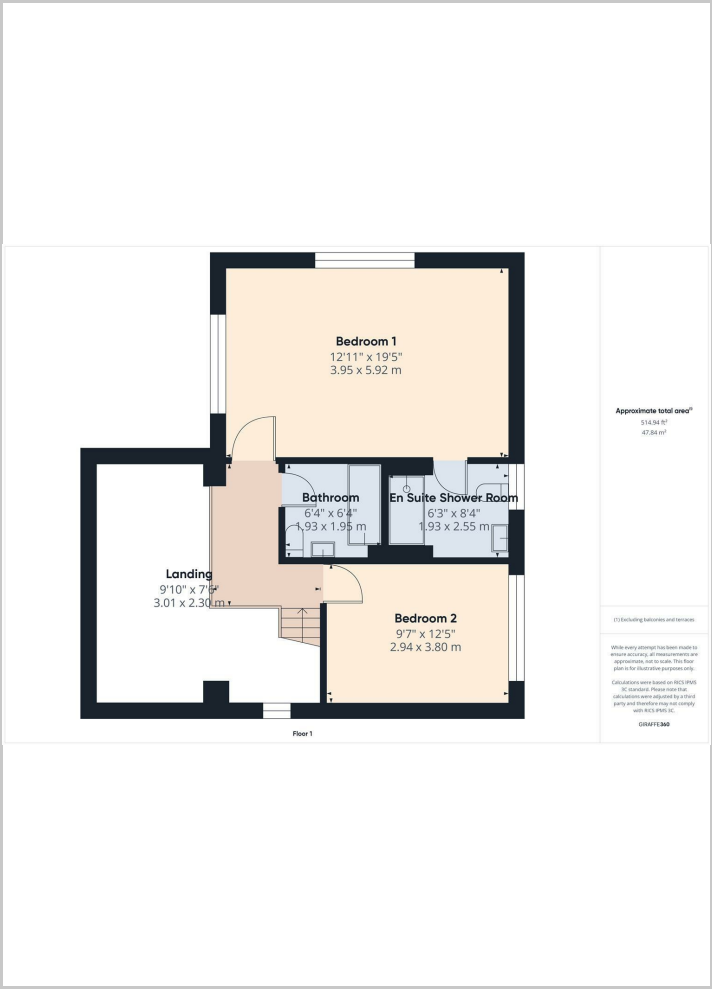
Hybrid Map



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.

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Energy Efficiency Graph

