

## The Mount 11 Devonshire Road, Buxton, SK17 6RY



**£785,000**





An impressive stone detached property situated on a corner plot in a sought after residential area within easy reach of the town centre, The Opera House and The Pavilion Gardens. Currently arranged as three dwellings with a four bedroom duplex apartment on the first and second floor and one bedroom apartments on the ground floor and lower ground floor. Standing in a plot with a detached garage with kitchen and shower room to the rear and games room above. With parking for several vehicles and gardens to all sides. Suitable for a variety of uses subject to any necessary planning consents. Viewing is highly recommended.

### **DIRECTIONS:**

From our Buxton office turn right and bear left at the roundabout. Follow the road around into Manchester Road and take the first right turning into Marlborough Road. The property can be seen on the right hand corner of Marlborough Road and Devonshire Road and our For Sale board has been erected for ease of identification.

## **11 DEVONSHIRE ROAD - TWO STOREY APARTMENT**

### **GROUND FLOOR - Entrance Hall**

Tiled floor, double radiator, stairs to first floor and under stairs cupboard. Sash window to front and glazed entrance door.

### **FIRST FLOOR - Landing**

Window to front.

### **Hall**

Ceiling coving, dado rail, two decorative ceiling roses and original wall mounted servants bell. Single radiator, stairs to second floor, window and glazed door to balcony.

### **Balcony**

With decorative railings.

### **Kitchen 13'8" x 13'0"**

Fitted with a range of base and wall mounted cupboards and work surfaces incorporating a 1 ½ bowl single drainer sink unit with mixer tap and tiled splashbacks. Under cupboard lighting, plumbing for washing machine, integrated fridge/freezer and Stoves extractor. Stoves Range cooker with 7 gas burners, a grill, two ovens and a warming drawer (available by separate negotiation depending on offer). Two wall light points, double radiator and sash windows to two sides.

### **Dining Room 15'4" x 13'11"**

Featuring an impressive marble fireplace and hearth with a living flame coal effect gas fire. Ceiling coving, dado rail, decorative ceiling rose, two wall light points, double radiator and sash windows to two sides.

### **Lounge 17'3" x 15'3"**

Into bay and recess. Featuring an impressive marble fireplace and hearth incorporating a living flame coal effect gas fire. Cilig coving, decorative ceiling rose, two wall light points, three double radiators and sash bay window.

### **Bathroom 13'9" x 7'0"**

With tiled floor and part tiled walls and fitted with a white suite comprising roll edge bath with mixer tap, shower attachment and claw feet, pedestal wash basin, high level wc and a tiled and glazed cubicle with shower. Double radiator, extractor and sash windows to two sides.

### **SECOND FLOOR - Landing**

Loft access, single radiator, dado rail and double glazed Velux window.

### **Bedroom One 15'0" x 14'1"**

Into recess. Featuring a decorative cast iron fireplace with marble hearth and a living flame coal effect gas fire. Two wall light points, double radiator, arched sash window and double glazed Velux window.

### **Bedroom Two 15'4" x 14'2"**

Maximum into recess. Featuring a decorative cast iron fireplace with hearth, built in wardrobe, triple radiator, arched sash window and double glazed Velux window.

### **Bedroom Three 13'5" x 11'2"**

Featuring a decorative cast iron fireplace with hearth, single radiator, arched sash window and double glazed Velux window.

### **Bedroom Four 13'10" > 12'0" x 9'10"**

Built in cupboard housing Vaillant boiler. Double radiator, arched sash window and double glazed Velux window.

### **Shower Room**

With tiled floor and part tiled walls. Tiled and glazed cubicle with shower, pedestal wash basin and low level wc. Extractor, single radiator and double glazed Velux window.

## **11A DEVONSHIRE ROAD - GROUND FLOOR APARTMENT**

### **GROUND FLOOR - Entrance Porch**

Glazed entrance door, double glazed sash windows, wooden flooring and single radiator. Leaded stained glass door to hall.

### **Hall 21'2" x 7'0"**

Picture rail, ceiling coving, telephone point, single radiator and picture rail.

### **Lounge 18'3" x 13'10"**

Into bay and recess. Featuring a decorative marble fireplace and hearth with tiled inset. Ceiling coving, picture rail, two double radiators, arched sash window and arched sash bay window.

### **Kitchen 13'7" x 12'7"**

Fitted with a range of base and wall mounted cupboards with work surfaces incorporating a stainless steel single drainer sink unit with mixer tap and tiled splashbacks. Under cupboard lighting, four ring gas hob, extractor hood, built in oven, integrated fridge/freezer, plumbing for dishwasher and cupboard housing Alpha boiler. Single radiator, sash window and ceiling coving.

### **Utility Room**

Frosted glazed door to outside, double radiator, built in cupboard, fitted work surface and plumbing for washing machine. Sash window with tiled sill.

### **Shower Room.**

Fitted with a tiled and glazed cubicle with Triton shower, pedestal wash basin and low level wc. Wall light point, single radiator and sash window.

## **11B DEVONSHIRE ROAD - LOWER GROUND FLOOR APARTMENT**

### **LOWER GROUND FLOOR - Entrance Porch**

Single radiator, uPVC double glazed window and glazed entrance door. Cupboard housing hot and cold water tanks.

### **Hall 21'3" x 5'9"**

Two single radiators.

### **Kitchen 12'11" x 11'10"**

Fitted with a range of base and wall mounted cupboards and work surfaces incorporating a 1 ½ bowl stainless steel single drainer sink unit with mixer tap and tiled splashbacks. Gas cooker point, double radiator and sash window.

### **Lounge 16'7" x 13'5"**

Into bay. Featuring a decorative fireplace and hearth with a living flame coal effect gas fire with Baxi back boiler. Single and double radiators, two wall light points and sash bay window.

### **Bedroom 13'10" x 12'5"**

Built in cupboard, double radiator and sash window.

### **Bathroom**

With part tiled walls and fitted with a suite comprising panel bath, pedestal wash basin, low level wc and tiled and glazed cubicle with Triton shower. Double radiator, extractor and storage cupboard with radiator inside.

## **THE COACH HOUSE - Detached garage and games room**

### **GROUND FLOOR - Garage 17'1" x 15'11"**

With light, power and water and two sets of double doors to the front.

### **Wc**

Wall mounted wash basin, low level wc, extractor and plumbing for washing machine.

### **Hall.**

Stairs to first floor games room.

### **Kitchen 11'7" x 7'7"**

Fitted with base and wall mounted cupboards and work surfaces incorporating a stainless steel single drainer sink unit. Electric cooker point, space for refrigerator and freezer, night storage heater, extractor and double glazed sash window.

### **Shower Room..**

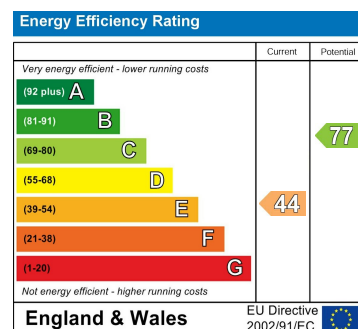
Tiled and glazed cubicle with shower, pedestal wash basin and low level wc. Extractor and double glazed sash window.

### **FIRST FLOOR - Games Room 23'9" x 20'2"**

Loft access, two night storage heaters, three double glazed sash windows and two double glazed loft windows.

## **OUTSIDE - Garden and Parking**

The property stands on a corner plot and has a block paved driveway/parking area leading to the garage which is accessed from Marlborough Road. The gardens extend to all sides with stone flagged patio areas and block paved patios and pathways. There are plants, trees and shrubs and gravel areas, a stone archway and a number of water features. There is pedestrian access onto Devonshire Road.



11 - First Floor



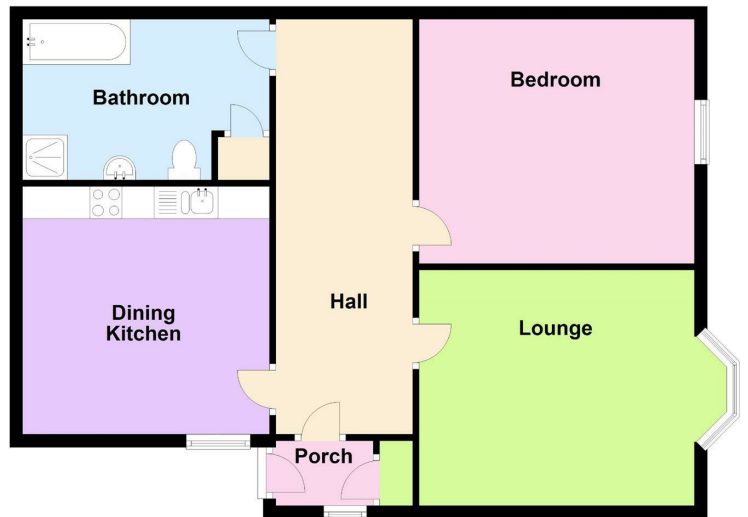
11 - Second Floor



11a - Ground Floor



11b - lower ground floor



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