



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Staden Manor, Staden Lane

Buxton, SK17 9SZ

**Offers In The Region Of £1,250,000**



## Staden Manor, Staden Lane

, Buxton, SK17 9SZ

Nestled in the picturesque surroundings of Staden, Buxton, this charming complex presents a unique opportunity for those seeking a rural lifestyle. Comprising four distinct dwellings, this versatile set of houses is ideal for families or investors looking to capitalise on the tranquil setting sitting in 1.51 acres or thereabouts.

The property boasts ample outdoor space, including garages, a workshop, and an outbuilding, providing excellent storage options or potential for further development. The serene rural location offers a peaceful retreat from the hustle and bustle, while still being conveniently accessible to local amenities and attractions.

With its inviting atmosphere and potential for personalisation, this property is perfect for those who appreciate the beauty of the countryside. Whether you envision a family home or a lucrative investment, this residence on Staden Lane is a rare find that promises both comfort and opportunity. A viewing is highly recommended to appreciate the potential on offer.

### Situation

This property is located in Staden on the outskirts of Buxton, a busy town in the Peak District approximately 2.1 miles from the center of Buxton, 8.2 miles from Chapel-en-le-Frith and 12.1 miles from Bakewell.





### Directions

From our office in Leek, head north on the A523 before turning right at the crossroads. Follow this road for approximately 10.5 miles, then turn right onto Grin Low Road. Continue until reaching the T-junction at Harper Hill, at which, turn right onto Burlow Road. Follow Burlow Road for approximately half a mile before turning left onto Heathfield Nook Road. Follow this road until reaching the main road, at which point, turn left. After 0.6 miles turn right onto Staden Lane. The property can be found at the end of the lane, signposted by our For Sale Board.

### STADEN MANOR

#### Entrance Hall

With tiled floor, radiator and double glazed window to front aspect

#### Downstairs WC

With tiled floor, WC and wash hand basin in vanity unit

#### Living Room

28'8" x 13'9" (8.75m x 4.20m)

With UPVC double glazed window to rear aspect, radiators, exposed ceiling beams, feature stone fireplace with log burner.

Large under stair storage off.

#### Boiler Room

8'3" x 7'3" (2.52m x 2.22m)

With floor mounted Worcester oil boiler and double glazed window to front aspect



### Formal Dining Room

19'6" x 14'2" (5.96m x 4.33m)

With UPVC double glazed window to rear aspect, radiator, exposed beams, stone fireplace with log burner and a wooden external door to rear aspect



### Kitchen

15'2" x 12'3" (4.64m x 3.74m)

With tiled floor, range of base units with wall and base cupboards, integrated dishwasher, double oven, microwave, work surfaces incorporating halogen hob with extractor over and a sink unit

### Utility Room

9'5" x 6'10" (2.88m x 2.10m)

With tiled floor, Belfast sink, plumbing for washing machine and a double glazed window to front aspect

### Staircase

Leading to the First Floor Landing

### Bedroom Number One

15'10" x 13'6" max (4.84m x 4.14m max)

With wooden floor, radiator, fitted wardrobes and UPVC double glazed window to rear



### En-suite

With wooden floor, heated towel rail, WC, wash hand basin and enclosed shower cubicle





**Bedroom Number Two**  
14'2" x 12'8" (4.32m x 3.88m)  
With wooden floor, radiator, fitted wardrobes and a UPVC double glazed window to rear aspect

**En-suite**  
9'8" x 7'6" max (2.96m x 2.30m max)  
With tiled floor, heated towel rail, low level WC, wash hand basin in vanity unit and a fully enclosed shower cubicle

**Bedroom Number Three**  
13'9" x 13'5" (4.20m x 4.09m)  
With wooden floor, radiator and loft access

**Dressing area**  
7'2" x 6'11" (2.20m x 2.11m)  
With wooden floor, radiator, built in wardrobes and UPVC double glazed window to front

**En-suite bathroom**  
8'7" x 6'8" (2.63m x 2.04m)  
With tiled floor, heated towel rail, low level WC, wash hand basin in vanity units, panel bath with mixer shower over and UPVC double glazed window to front aspect



**Bedroom Number Four**  
13'0" x 12'2" max (3.97m x 3.73m max)  
With wooden floor, radiator, built in bedroom furniture and UPVC double glazed window to front aspect

**En-suite**  
With tiled floor, heated towel rail, low level WC, wash hand basin in vanity unit and fully enclosed shower cubicle

**Bedroom Number Five / Office**  
8'7" x 6'10" (2.64m x 2.10m)  
With wooden floor, radiator, UPVC double glazed window to front aspect and a UPVC double glazed door to side aspect leading out onto the flat roof.



## STADEN MANOR 1A

### Living Room

20'9" x 10'10" (6.34m x 3.32m)

With wooden external door to front aspect, UPVC double glazed window to rear aspect and exposed beams

### Kitchen Diner

18'3" x 20'9" max (5.58m x 6.34m max)

With radiator, UPVC double glazed window to rear aspect and stairs off

Open plan to Kitchen.

With cushioned floor, range of kitchen units with work surfaces over, floor and wall mounted cupboards, inset sink unit and plumbing for washing machine

### Utility

8'7" x 6'11" (2.63m x 2.11m)

With cushioned floor, floor mount Firebird oil boiler, UPVC double glazed windows to rear aspect and external door to side aspect leading to private garden area

### Downstairs WC

With cushioned floor, radiator, low level WC, wash hand basin, UPVC frosted double glazed window to rear aspect

### Bedroom Number One

20'1" x 12'2" max (6.13m x 3.71m max)

With radiator, wash hand basin, UPVC frosted double glazed window to front aspect and double glazed window to the rear aspect

### Bedroom Number Two

12'6" x 12'5" (3.83m x 3.80m)

With radiator, wash hand basin, UPVC single glazed window to rear aspect and built in wardrobes





**Bedroom Number Three**  
12'1" x 7'11" (3.69m x 2.43m)

With radiator, single glazed window to rear aspect and built in wardrobes

**WC**  
6'7" x 5'8" (2.01m x 1.74m)

With radiator, low level WC, pedestal wash hand basin and UPVC double glazed frosted window to front aspect



**Bathroom**  
14'10" x 5'1" (4.53m x 1.56m)

With panel bath with shower fitment over, radiator, built in cupboards and exposed beams

**Outside**  
To the rear of Staden Manor 1A is a private patio area

**Garage**  
19'9" x 10'0" (6.03m x 3.07m)

With double doors to the front, concrete floor, vaulted ceiling and built in cupboards



## STADEN MANOR 1B

### Entrance Hall

### Living room

16'1" x 9'8" max (4.92m x 2.95m max)

With radiator, UPVC double glazed window to side aspect and stairs off with under stairs storage

### Kitchen

9'4" x 5'10" (2.85m x 1.79m)

With radiator, plumbing for washing machine, matching wall and base units, built in oven, work surfaces with inset sink unit, four ring electric hob with extractor over and UPVC double glazed window to front aspect



### Bedroom Number One

13'6" x 11'6" max (4.14m x 3.53m max)

With radiator, built in wardrobes, UPVC double glazed windows to front and side aspects and exposed beams

### Shower room

7'4" x 4'3" (2.26m x 1.30m)

With radiator, low level WC, pedestal wash hand basin, corner shower cubicle, UPVC double glazed frosted window to rear and exposed beams



### Former Hay Loft

27'9" x 36'3" (8.47m x 11.06m)

## STADEN COTTAGE

**Rear Porch**  
With laminate flooring

**Utility**  
9'3" x 7'6" (2.84m x 2.30m)  
With radiator, Belfast sink with wooden work surface over and plumbing for washing machine  
WC off

**Kitchen Diner**  
16'6" x 14'6" (5.03m x 4.43m)

With laminate flooring, radiator, range of base cupboards, built in double oven, integrated dish washer, work surface with one and a half bowl sink unit, halogen hob with extractor over built in pantry cupboard, double glazed windows to the side and rear aspects, UPVC external door to side aspect.

**Living Room**  
16'4" x 12'11" (4.99m x 3.94m)

With radiators, external door to front aspect, double glazed windows to front and side and staircase off with under stairs storage



### First Floor Landing

With loft access and window to side aspect

### Bedroom Number One

10'7" x 10'4" (3.25m x 3.15m)

With radiator, built in wardrobes and double glazed windows to front and side aspects

### En-suite

4'11" x 4'10" (1.52m x 1.48m)

With tile effect laminate flooring, low level WC, pedestal wash hand basin and enclosed shower cubicle

### Bathroom

7'7" x 5'11" (2.32m x 1.82m)

With tile effect laminate flooring, radiator, low level WC, wash hand basin and roll top bath with shower fitment

### Bedroom Number Two

14'7" x 7'9" (4.46m x 2.38m)

With radiator, UPVC double glazed window to the side aspect and wooden window to rear aspect

### Bedroom Number Three

11'8" x 8'2" (3.56m x 2.49m)

With radiator and wooden window to rear aspect

### Workshop

With electricity and lighting

### Greenhouse

### Services

### Viewing

By prior arrangement through the Agent.





### Measurements

All measurements given are approximate and are 'maximum' measurements.

### Wayleaves & Easements

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.



### Websites

[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk);  
[www.rightmove.co.uk](http://www.rightmove.co.uk);  
[www.zoopla.co.uk](http://www.zoopla.co.uk);  
[www.primelocation.co.uk](http://www.primelocation.co.uk)



## Plan

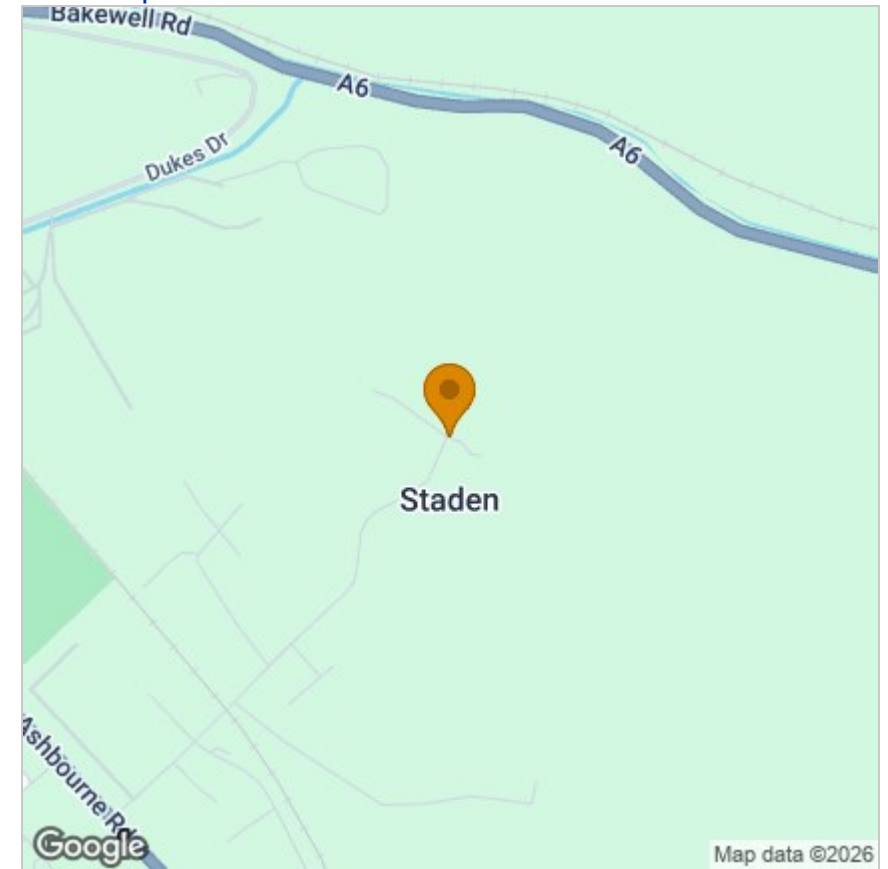


## Viewing

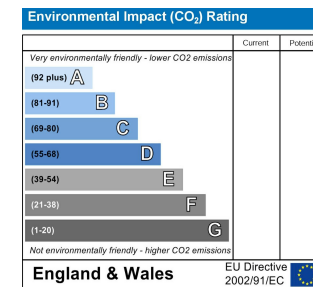
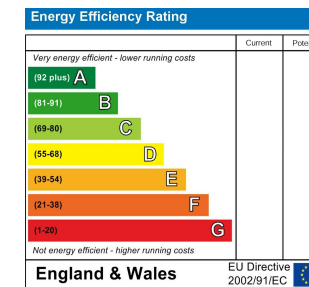
Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 01538 373308 Email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) <https://www.grahamwatkins.co.uk>

## Area Map



## Energy Efficiency Graph



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