DENISE WHITE™
BESPOKE ESTATE AGENT









Innisfallen Harpur Hill Road, Buxton, SK17 9NB

Offers in the region of £650,000

"A house is built by hands, but a home is built by heart." — Unknown

A truly exceptional four-bedroom detached home, thoughtfully upgraded and renovated by the current vendors to create an outstanding space for modern family living and entertaining which is offered for sale with no onward chain.
Occupying an elevated and private position, this impressive property offers generously proportioned accommodation arranged over two floors, complemented by superb external space. Combining stylish presentation, versatile living accommodation and an enviable lifestyle, this is a home that has been carefully enhanced to meet the demands of contemporary family life.

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Denise White Estate Agents Comments

A beautifully presented and substantially enhanced detached four-bedroom family home, offering an exceptional blend of style, comfort and contemporary living.

A fantastic opportunity to acquire this impressive detached residence, which has been thoughtfully upgraded and significantly improved by the current vendors. Considerable investment has been made throughout the property, with the majority of the key areas modernised and enhanced to create a home of excellent quality, versatility and appeal.

The improvements have been carefully undertaken with both aesthetics and practicality in mind, resulting in a property that combines stylish presentation with modern functionality. Enhanced energy efficiency, upgraded living spaces and a wealth of thoughtful features complement the generous accommodation, creating a home ideally suited to both family life and entertaining.

The accommodation in brief comprises: an inviting entrance porch leading into a welcoming entrance hallway, a spacious lounge and an impressive open-plan dining kitchen, together with a separate utility room and downstairs WC.

To the first floor are four well-proportioned bedrooms, a modern family bathroom suite and a separate WC, providing comfortable and versatile accommodation for modern family living.

Externally, the property occupies an elevated position, creating a wonderful sense of privacy. To the rear is a particularly appealing private garden, featuring a combination of decking and private lawn, providing an excellent setting for outdoor dining, entertaining and relaxing.
To the front, there is ample off-road parking together with a detached garage, which has been thoughtfully utilised by the current vendors as a superb bar and entertaining space. The garage is further complemented by an adjoining store room, while an additional utility/store area adjoining the house provides further valuable practical and storage space.

Presented to a high standard throughout and benefiting from substantial investment by the current owners, this impressive home offers a rare combination of modern presentation, generous accommodation and versatile entertaining space — creating a comfortable and stylish residence ready to be enjoyed by its next owners.

Location

Harpur Hill Road enjoys an elevated position within the popular Harpur Hill area of Buxton, offering an appealing combination of established residential surroundings and countryside. The property benefits from convenient access to woodland to both the front and rear, while being within easy reach of Solomon's Temple, Buxton Riding School, and a range of well-regarded local primary and secondary schools.
Situated on the edge of the Peak District, the location provides excellent opportunities for walking, cycling and enjoying the surrounding open countryside, while Buxton town centre is within easy reach, offering a wide range of shops, cafés, restaurants, leisure facilities and cultural attractions.

With good road links to the surrounding towns and villages, Harpur Hill provides an attractive balance of countryside living, community and accessibility, making it an appealing location for modern family life.

Why We LOVE This Property!

We absolutely love this property. It offers everything you could want from a modern family home, with very little compromise required. The current vendors have substantially upgraded and improved the property, meaning it is beautifully presented and ready for its next owners to simply move in and enjoy.

The accommodation is light, spacious and well proportioned throughout, with the impressive open-plan kitchen and dining space providing the real heart of the home. The bedrooms are generous in size, complemented by a beautifully

appointed, nearly new bathroom suite.

Outside, the property continues to impress, offering excellent space and versatility. However, perhaps the standout feature is the lifestyle this home provides. It is perfectly suited to family life, entertaining and enjoying time with friends and, of course, who wouldn't want their very own full beer pump system at home?

In our opinion, this is a home that genuinely needs to be viewed to appreciate everything it has to offer.

Entrance Porch

uPVC entrance door. uPVC windows to side and rear. Ceiling light. uPVC door with stained glass obscure glazed windows leading to: –

Entrance Hallway



Karndean flooring. Radiator. uPVC window to side. Stairs off leading to first floor. Ceiling light. Doors off leading to: –

Lounge

12'7 x 11'9 (3.84m x 3.58m)

Karndean flooring. Radiator. uPVC bay window to front. Freestanding multi fuel stove with brick slip surround, Granite hearth and wooden mantle over. Dado rail. Ceiling coving. Ceiling light.

Open Plan Kitchen Diner

26'5 x 13'9 (8.05m x 4.19m)

Dining Area



Karndean flooring. uPVC bay window to front. Radiator. Inset multi fuel stove with solid unpolished marble surround and Granite hearth. Built in base units with wine display and solid wood work surfaces over. Ceiling spotlights.

Kitchen



Fitted with a modern and matching range of wall and base units with drawers and solid wood worksurfaces over incorperating one and a half bowl undermount sink with mixer tap over. Integrated appliances including Fridge freezer, dishwasher, eye level electric oven and combined oven and microwave. Five ring induction hob with extractor hood over. Tiled splashbacks and counter top lighting. Breakfast bar seating area with three downlights. Bi-fold doors leading onto the rear garden. Karndean flooring. Column style radiator. Ceiling spotlights.

Utility

8'11 x 6' (2.72m x 1.83m)



Fitted with modern and matching range of wall and base units with solid wood worksurfaces over with inset circular sink and mixer tap over. Space and plumbing for washing machine and tumble dryer. Built in beer pump line system with three draft taps and glass sprinkler. Tiled splashbacks and counter top lighting.
Large pantry style storage cupboard. uPVC window to rear. uPVC door leading onto the rear garden. Central heating radiator. Karndean flooring. Ceiling spotlights.

Downstairs WC

Karndean flooring. Low-level WC. Circular was hand basin with mixer tap over and vanity storage below. Half tiled walls. Ceiling spotlights. Extractor fan.

Half Landing

Carpet flooring. Door off leading too:-

Separate WC



Low level WC. Lino flooring. Central heating radiator. uPVC window two rear.

First Floor Landing

Carpet flooring. Ceiling light. Loft access. Doors off leading to: –

Master bedroom

16'8 x 13'11 (5.08m x 4.24m)



Carpet flooring. Radiator. uPVC bay window to front. Ceiling light. Bespoke fitted wardrobe to one wall.

Bedroom Two

13'1 x 11'11 (3.99m x 3.63m)



Carpet flooring. Radiator. uPVC bay window to front with built in window seat and storage. Ceiling light.

Bedroom Three

9'11 x 8'9 (3.02m x 2.67m)



Carpet flooring. Radiator. uPVC window to rear. Ceiling light.

Bedroom Four

10'3 x 7'11 (3.12m x 2.41m)



Carpet flooring. Radiator. uPVC window two side. Built in wardrobe and cupboard. Cupboard housing the wall mounted Worcester gas Combi boiler.

Bathroom

6'9 x 5'4 (2.06m x 1.63m)



Installed in 2025, a modern and matching bathroom suite comprising: Panelled bath with wall mounted waterfall style shower head over and hand held shower also with folding shower screen. Low level WC. Vanity wash hand basin with mixer tap and storage below. LED lit wall mirror with charging point. Karndean flooring. Fully tiled walls. Two towel radiators. Shaver plug point. Extractor fan. Motion-sensored ceiling spotlights. uPVC window to rear.

Outside



The property is approached via a tarmacked driveway proving ample off road parking for several vehicles. Further lawned garden area to the front of the property. Gated access leads onto the rear of the property, which has recently been upgraded by the current vendors with a composite decking area, perfect for entertaining with space for outdoor dining suite, BBQ and hot tub. Steps lead to the private lawned garden which backs onto woodland creating a private space.

Rear Utility



Adjoined to the house with access front the rear garden. Fitted with base units with working surface over incorporating stainless steel sink with drainer and mixer tap over. One wall cupboard. Window to side.

Detached Garage / Bar

With opening timber door to front aspect. Transformed into a fantastic additional entertaining space by the current vendors, who currently use this area as a fully equipped bar. With power and lighting, built in bar with three draft beer pumps. Fantastic additional space for entertaining however could easily be turned back into a garage.

Garage



With timber opening doors to front.

Agents Notes

Tenure: Freehold
Services: All Mains Services Connected
Council Tax: High Peak Borough Council- Band F

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"Work hard. Stay humble. Always be kind" - Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

Property To Let?

Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

You WILL Need A Solicitor!

The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

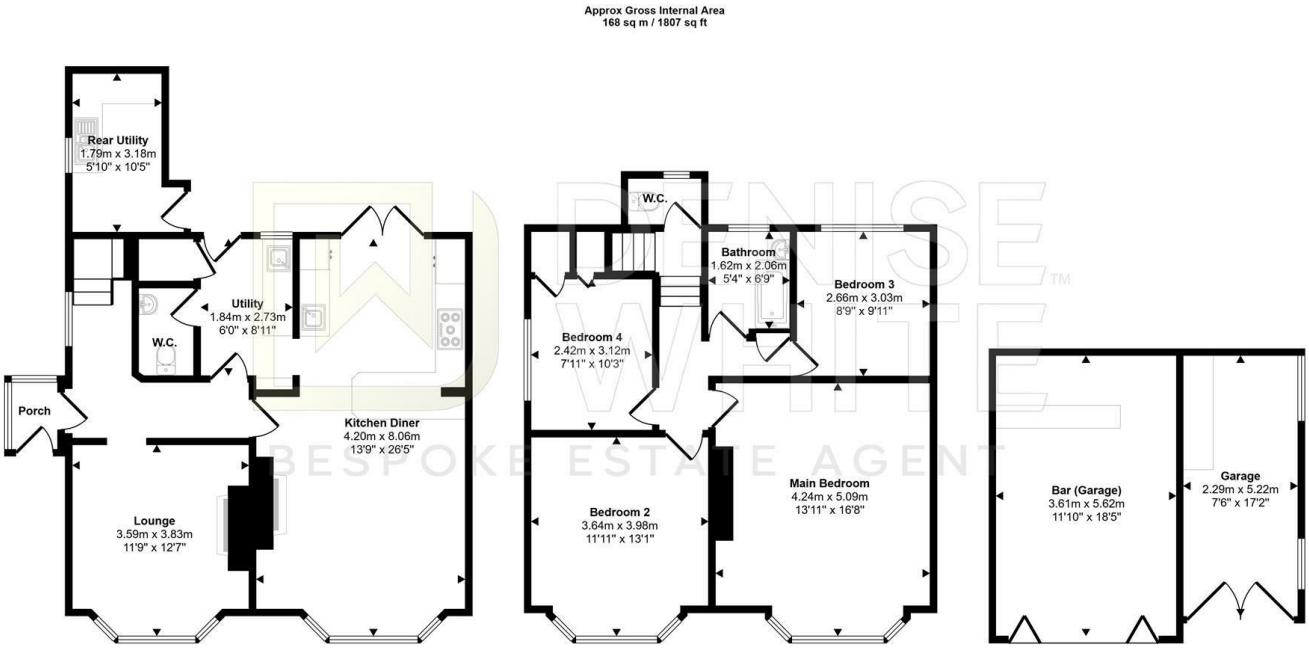
Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer ID Checks

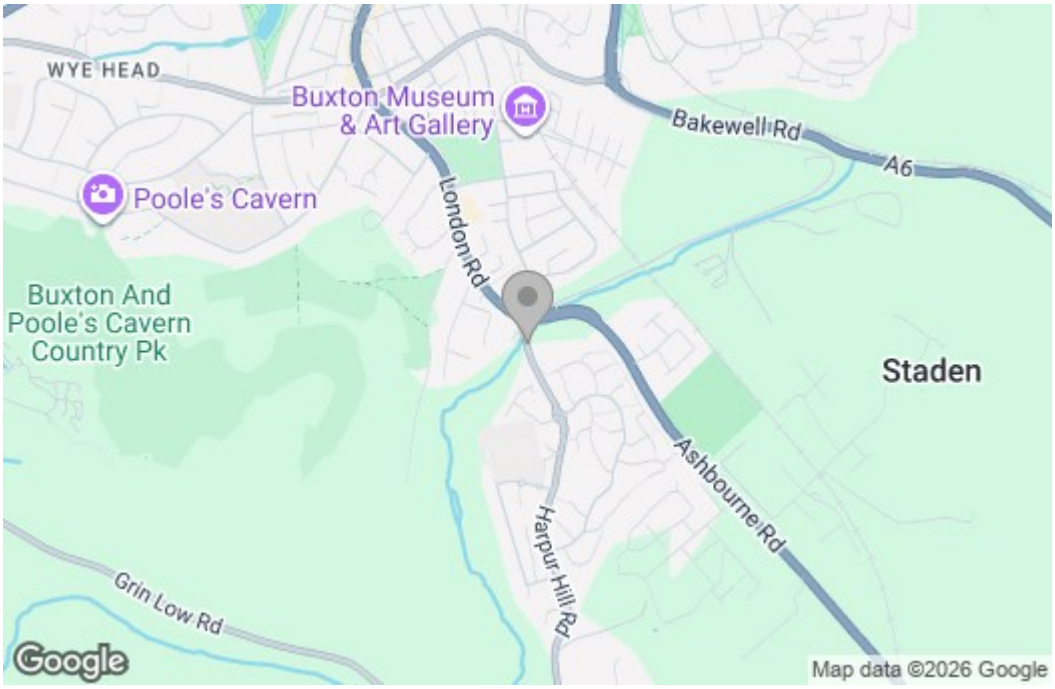
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan

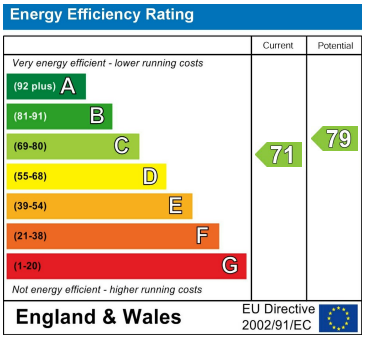


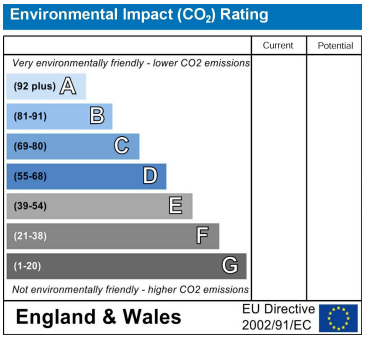
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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