



17 Robertson Road

Buxton, SK17 9DY

£575,000



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Tenure Freehold Council Tax Band D



Situated in the highly desirable Robertson Road in Buxton, this charming four-storey semi-detached period home beautifully balances comfort and convenience. Featuring four generous bedrooms and an additional detached two-storey coach house, it's perfect for families or anyone needing extra space for guests or a home office. Outside the property offers a low maintenance garden and a driveway providing off road parking for several cars. One of the standout features of this home is the wine cellar, which presents an excellent opportunity for additional storage or even a creative project. The property retains many period features, adding character and charm throughout.

This home is not just a place to live; it is a lifestyle choice that combines comfort, character, and convenience.

Located in the picturesque town of Buxton, known for its stunning architecture and natural beauty, this property is well-positioned to take advantage of local amenities, parks, and transport links.

DIRECTIONS:

From our Buxton office turn right and bear left at the roundabout. Turn left into St Johns Road and turn left into Burlington Road. At the end of this road turn right into Bath Road and proceed straight across Macclesfield Road into College Road. Turn left into Spencer Road and right into Robertson Road. The property can be seen after a short while on the left.

Lower Ground Floor

Wine Cellar

14'5" x 13'8" (4.39m x 4.17m)

Accessed separately at the front of the property with steps leading down to entrance door. Stone flooring and stone exposed walls with water feature and central island. Decorative wooden shelving for wine storage and stone shelving with spot lighting and illuminated areas. Wrought iron door to further store room.

Ground Floor

Entrance

9'11" x 8'5" (3.02m x 2.57m)

Composite stable entrance door. Wood effect flooring. Cupboard housing combination boiler. Understairs storage cupboard. Stairs to first floor.

Kitchen

13'8" x 9'7" (4.17m x 2.92m)

Range of base and eye level units. Stainless steel range master cooker with electric oven and five ring gas hob, extractor over. Integrated Neff fridge/freezer and dishwasher. Inset sink unit with mixer tap. Granite worksurfaces. Double glazed sash window to side and further sealed window unit. Composite stable door to rear garden.

Lounge

15'6" x 14'1" (4.72m x 4.29m)

Double glazed bay window to front and window to side. Two radiators. Fireplace with wooden surround, multi-fuel log burner and slate hearth. Decorative cornice and skirting. Wood effect flooring.

First Floor Landing

9'7" x 8'5" (2.92m x 2.57m)

Decorative stained glass double glazed sash window to side. Bookcase with shelving and lighting, hand built by Peak Craft. Stairs to second floor. Radiator.

Bedroom One

18'5" x 11'8" (5.61m x 3.56m)

Bespoke range of built in wardrobes with lighting, hand built and installed by Peak Crafts. Feature cast iron fireplace. Double glazed bay sash windows to front with built in window seat and storage.

Bedroom Four

9'10" x 9'3" (3.00m x 2.82m)

Double glazed sash window to side. Vertical radiator. Built in storage cupboard.

W.C

5'4" x 3'4" (1.63m x 1.02m)

Obscure double glazed sash window to side. Hand basin with tiled splashbacks. Low level W.C. Towel Rail.

Second Floor Landing

8'4" x 3'8" (2.54m x 1.12m)

Loft access with loft ladder. Partially boarded with light connected.

Bedroom Two

15'9" x 13'8" (4.80m x 4.17m)

Double glazed window to front. Two Victorian style radiators.

Bedroom Three

13'5" x 9'3" (4.09m x 2.82m)

Double glazed window to rear. Radiator.

Bathroom

11'7" x 5'6" (3.53m x 1.68m)

Feature Victoriana style Freestanding roll top claw foot bath and shower mixer tap attachment. Attractive tiling to walls and floor. Vanity wash basin unit. Low Level W.C. Tiled shower cubicle with rain head shower and attachment. Chrome towel rail and under floor heating. Obscure double glazed sash window to side.

OUTSIDE

The Coach House

Detached and set over two floors.

Sitting area

16'2" x 14'4" (4.93m x 4.37m)

Side access into living area with tiled flooring throughout. uPVC window to side and uPVC French doors to garden. Electric heating. Stairs to first floor.

W.C./Utility Room

8'0" x 5'9" (2.44m x 1.75m)

Low level W.C. Wash hand basin with tiled splashbacks. Plumbing for washing machine and tumble dryer. Previously the room had a shower cubicle, the plumbing is still in place to reinstate if required. uPVC double glazed window to side.

First floor

18'8" x 15'11" (5.69m x 4.85m)

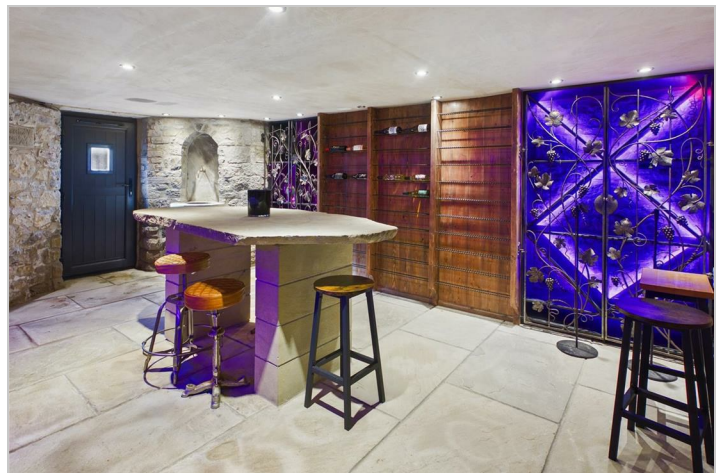
Open area, currently being used as an office space with built in filing cabinets and desk furniture. uPVC double glazed window to side and Velux window to rear. Wood effect flooring. Eaves storage. Loft access.

Garden

To the rear of the property there is a patio area with attractive water feature and lighting. Further artificial grass area. Enclosed by panel fencing.

Shingle area to the side of the property providing off road parking for several vehicles.

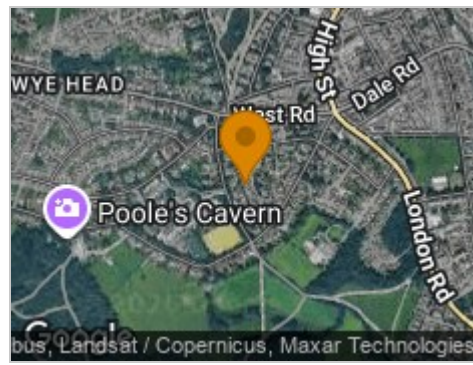
Array of various shrub and plants display the front retained by stone wall.



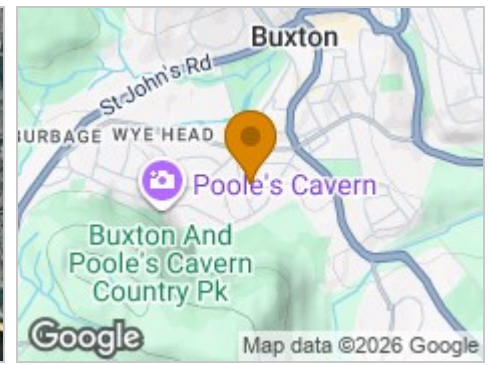
Road Map



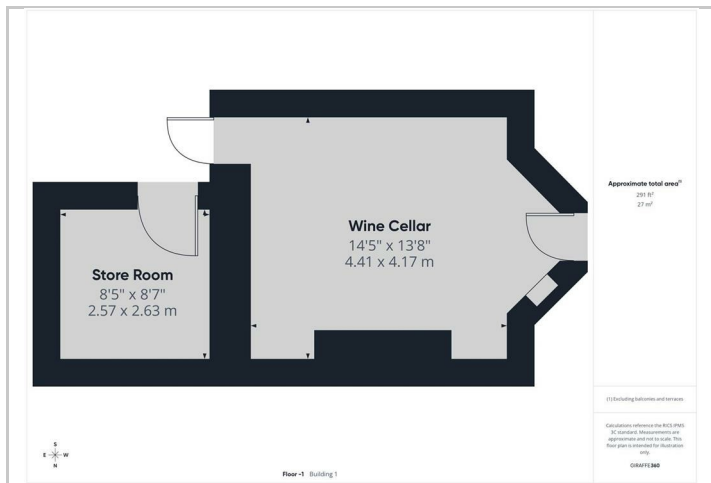
Hybrid Map



Terrain Map



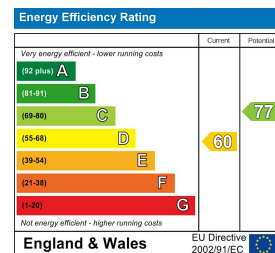
Floor Plans



Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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