

THE GABLES

TADDINGTON, BUXTON, DERBYSHIRE



Caudwell
• & CO •

An immaculate family house set in a large garden with ample parking and lovely views over open countryside on the edge of this popular Peak District village.

ACCOMMODATION

Entrance hall; drawing room; sitting room; dining room; kitchen with conservatory breakfast room; further conservatory; shower/utility room; master bedroom with en suite shower room; three further double bedrooms; family bathroom; study/potential bedroom five.

AMENITIES

Front and side gardens; rear terrace and garden; off road parking for several cars; large single garage.

SITUATION

Taddington is a Peak District village sitting between Bakewell and Buxton and thus having good access to wide range of amenities including shopping, dining, recreational and transport facilities. Sitting in the Peak District National Park as it does it has a wide array of outdoor pursuits on the doorstep including walking, cycling, climbing and many others. There are many cultural attractions nearby including the spa town of Buxton with its famous Opera House, Chatsworth House and Haddon Hall to name but a few.

DISTANCES (approximate): Bakewell- 6 miles; Buxton (Opera House and trains to Manchester)- 6 miles; Chesterfield (mainline station to London St Pancras from 1 hour 50 mins)- 18 miles; Sheffield- 22 miles; M1 (junction 29)- 24 miles; Manchester (International Airport)- 33 miles.

FOR SALE - FREEHOLD

Guide price: On application

Caudwell
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01629 810018

www.caudwellandco.com

Rutland Square, Buxton Road, Bakewell, Derbyshire DE45 1BZ

Fax: 01629 810044

Email: info@caudwellandco.com





DESCRIPTION

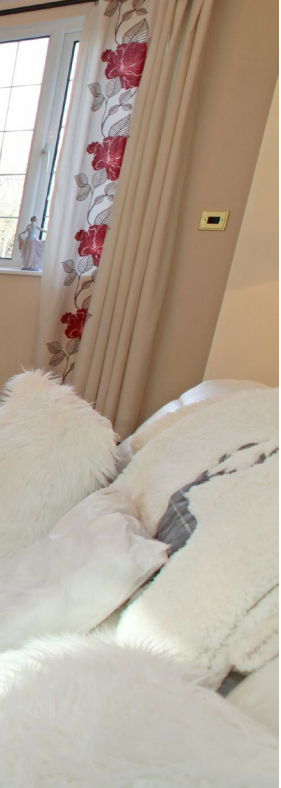
The house is approached through a pair of electric gates leading to an area of off road parking for several cars and then to a large single garage which also houses the Grant oil fired boiler, a Megaflo pressurised hot water system and the oil tank. Steps flanked by borders rise to the front door.

Ground floor: The front door opens into a hallway with stairs to the first floor. A door leads into a very light drawing room with 'Clearview' wood burning stove with wood mantle over. A pair of glazed doors open into a large conservatory/breakfast room with tiled floor and doors out to the garden. Off this is the kitchen which is open plan and has a good range of wall and base units, ample work surfaces incorporating a breakfast area and a range of appliances including an integral dishwasher, fridge, freezer and Britannia range cooker with six electric hobs, two ovens and an extractor over. A pair of glazed doors lead into a further conservatory. Off the inner hall is a useful shower/utility room with shower cubicle, stainless steel sink unit, low level W.C., plumbing for washer and dryer and useful storage cupboards. The hall also leads to a further sitting room with under-stair store cupboard and a door into the dining room, which boasts wonderful views and a marble fireplace with electric coal fire.

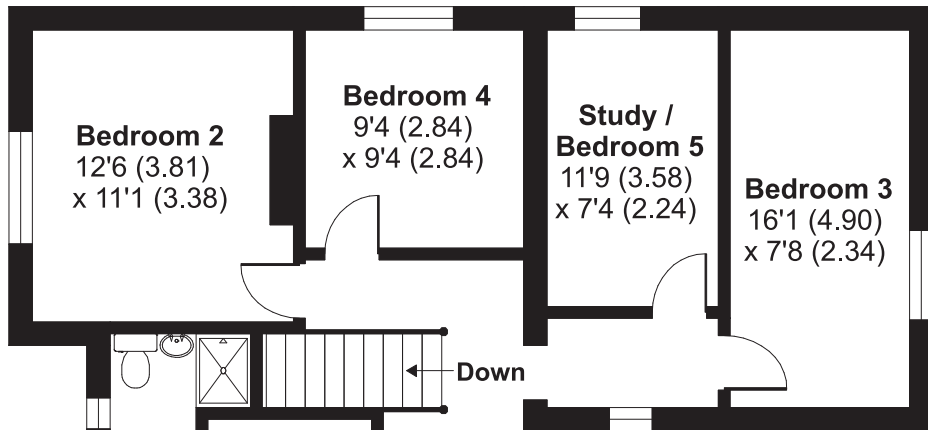
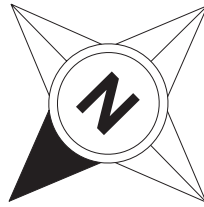
First floor: Stairs lead to the first floor landing which has two useful storage cupboards. To the front is the master bedroom with exceptional, far reaching views, a sink with cupboard below and a wall of fitted cupboards. A door leads into the en suite shower room with shower cubicle, W.C., glass bowl hand basin and heated towel rail. A further double bedroom also has lovely views and good fitted cupboards. There is a double bedroom with fitted cupboard and a further double bedroom with views over the rear garden. The family bathroom has a panelled bath with shower over and glass shower screen, low level W.C., twin hand basins set in a vanity unit with cupboard below, bidet, heated towel rail and a medicine cabinet. There is a potential further bedroom which is currently used as a study and has a built-in desk and cupboard units.

Outside: To the rear is a large stone flagged terrace with steps up to a gravelled area. There are gardens to the front and side of the house which are mainly laid to lawn with border surrounds.

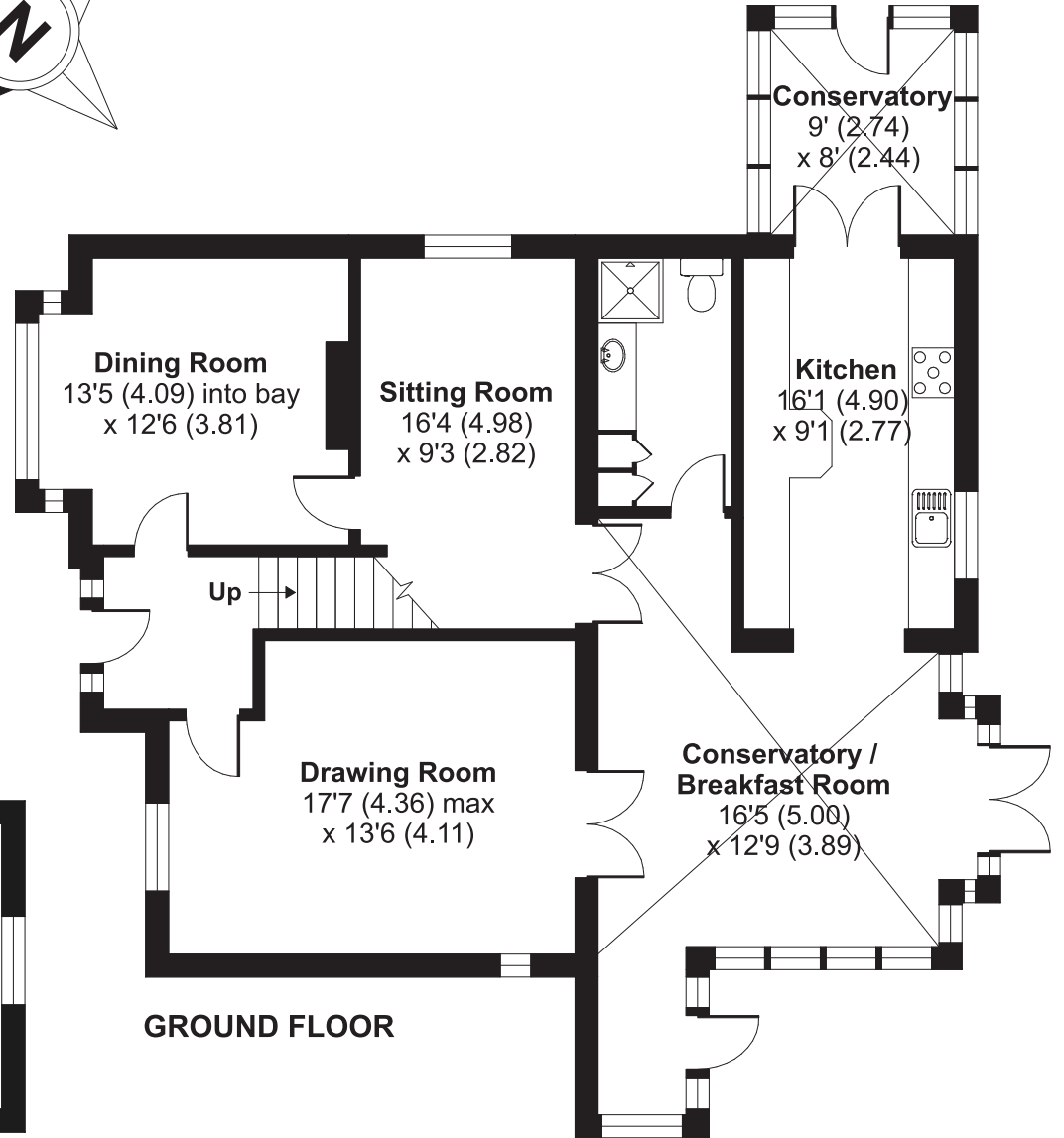
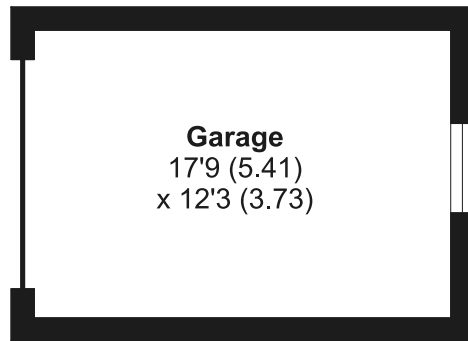
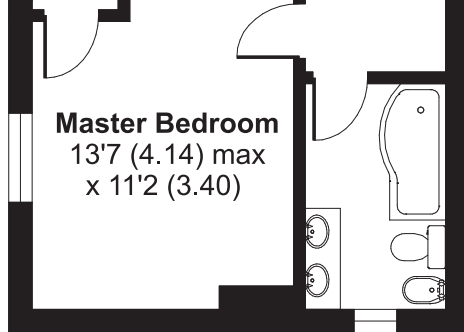








FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 2284 SQ FT 212.1 SQ METRES (INCLUDES GARAGE)



SERVICES

Mains water and electricity are all connected. Drainage is into the mains. Oil fired central heating.

FIXTURES AND FITTINGS

Fitted carpets, standard fixtures and fittings are included in the sale. Any fixtures and fittings not mentioned in this brochure may be available by separate negotiation.

COUNCIL TAX: Band F

POSTCODE: SK17 9TW

DIRECTIONS

From our offices in Bakewell take the A6 in the direction of Buxton, proceed along the road for approximately 5.5 miles, at the start of the dual carriageway turn immediately left to Taddington and proceed up through the village. Towards the top of the village the road forks, the house will be found on the left-hand side nearly at the split in the road.

VIEWING

All viewing is to be strictly by appointment with Caudwell & Co on 01629 810018.

IMPORTANT NOTICE

Caudwell & Co give notice that: These details have been prepared in good faith however they are not intended to constitute part of an offer of contract and should be used as a guide only. Any information contained herein whether in the text, plans or photographs should not be relied upon as being a statement or representation of fact. No person in Caudwell & Co has any authority to make or give representation or warranty on any property. Any measurement or distance referred to herein is approximate only.

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Derbyshire's dedicated sales,
acquisition and letting agents.

Rutland Square, Buxton Road, Bakewell DE45 1BZ
Tel: 01629 810018 Fax: 01629 810044
Email: info@caudwellandco.com
www.caudwellandco.com