



## Bishopsdale 44 Green Lane

Buxton, SK17 9DL

£550,000



# Bishopsdale 44 Green Lane

Buxton, SK17 9DL

Tenure Freehold Council Tax Band D



A landmark 2,216 sq ft (205.9m<sup>2</sup>) Victorian home with distinctive turret, private gardens and exceptionally spacious 3/4 bedroom accommodation arranged over four floors.

Instantly recognisable by its distinctive turret, the house combines wonderful period character with the scale, flexibility and practicality required for modern family life. Behind its handsome stone façade are some genuinely impressive spaces: a magnificent 21'7" principal reception room, a 21' kitchen/diner opening directly onto the garden, three exceptionally generous bedrooms and a further lower-ground-floor room which has previously been used as guest accommodation, but would work equally well as a snug, home office, gym or potential fourth bedroom.

The sense of space is difficult to appreciate from the bedroom count alone. The principal bedroom measures approximately 21'9" x 16'0" (6.63m x 4.88m) plus the turret bay, while the main lounge is similarly substantial at approximately 21'7" x 15'8" (6.58m x 4.78m) plus bay. High ceilings, original fireplaces, stripped timber floors, stained glass and the distinctive turret windows give the house enormous character throughout.

Outside, mature gardens wrap around two sides of the property, creating an unusually green and private setting. Established trees, hedging and planting provide excellent screening, while a detached garage and driveway provide off-road parking for two vehicles.

The position offers a combination that is increasingly difficult to find in Buxton: open countryside directly opposite, schools close by and the town centre within easy walking distance.

## At A Glance

2,216 sq ft / 205.9 sq m  
3 substantial bedrooms + flexible guest room/bedroom 4  
Accommodation across four floors  
3 WC facilities / 2 bath or shower rooms  
Two substantial living spaces  
21' kitchen/diner  
Private gardens to two sides  
Detached garage + driveway parking  
Countryside opposite  
Walkable to Buxton town centre

## DIRECTIONS

From our Buxton office bear left and proceed up Terrace Road and across the Market Place to the London Road traffic lights. Bear second right into Green Lane and follow the road for a while and No. 44 will be seen on the right hand side.

## GROUND FLOOR

### Entrance Porch

8'6" x 3'10" (2.59m x 1.17m)

With tiled flooring and numerous feature stained glass windows. Door leading to the entrance hall.

### Entrance Hall

16'6" x 7'9" (5.03m x 2.36m)

A generous reception hall which immediately establishes the scale of the property, with stripped oak flooring, Victorian-style radiator and staircase rising through the house.

### Cloakroom

5'2" x 3'6" (1.57m x 1.07m)

High-level WC, wall-mounted washbasin and extractor.

### Principal Lounge

21'7" x 15'8" plus turret bay (6.60m x 4.80m plus turret bay)

One of the standout rooms of the house. An exceptionally spacious, light-filled reception room incorporating the distinctive turret bay overlooking the gardens, together with two additional side windows. Period character includes stripped timber flooring, decorative cast-iron fireplace, tiled hearth, ceiling cornicing and Victorian-style radiators.

## LOWER GROUND FLOOR

### Hallway

6'11" x 6'10" (2.11m x 2.08m)

With tiled flooring.

### Kitchen/Dining Room

21'0" x 14'3" (6.40m x 4.34m)

A substantial and sociable heart of the home with direct access to the garden. Fitted with a high-quality range of cabinetry beneath solid quartz worktops, integrated appliances, induction hob and extractor, dishwasher, fan oven and microwave, together with a gas-fired Rayburn and American-style fridge/freezer. Travertine flooring and Victorian-style radiator complete the room.

The direct connection with the garden makes this an excellent everyday family and entertaining space.

### Utility Room

13'6" x 4'0" (4.11m x 1.22m)

Separate utility area with plumbing and space for laundry appliances, shelving and extractor.

### Guest Bedroom/Bedroom Four/Snug

13'7" x 11'7" (4.14m x 3.53m)

A highly versatile additional room which the current owners have used as guest accommodation. Equally suited to use as a fourth bedroom, home office, snug, gym or hobby room, providing valuable flexibility for families, home workers or visiting guests.

Features include a recessed fireplace, tiled flooring, Victorian-style radiator and window.

Tel: 01298 24383

## FIRST FLOOR

### Landing

19'6" x 7'9" (5.94m x 2.36m)

With stripped wooden flooring, Victorian style radiator and sash window to front.

### Landing/Home Office

19'6" x 7'9"

An unusually spacious landing provides excellent additional living space, currently used in part as a home office. The large bay windows with stained glass enjoy attractive views across Green Lane towards the surrounding countryside, creating a bright and pleasant place to work. With stripped wooden flooring and Victorian-style radiator.

### Bedroom Two

14'2" x 10'10" (4.32m x 3.30m)

A beautiful double bedroom occupying the turret, with feature bay window, additional sash window, stripped timber floor and original-style cast-iron fireplace with decorative tiled detailing.

### Bedroom Three

15'9" x 10'4" (4.80m x 3.15m)

Another unusually generous double bedroom with stripped timber flooring, sash window and Victorian-style radiator.

### Shower Room

6'6" x 5'7" (1.98m x 1.70m)

Stylishly appointed with glazed rainfall shower, high-level WC and vanity basin, together with Victorian-style radiator and heated towel rail.

## SECOND FLOOR

### Landing

8'10" x 7'6" (2.69m x 2.29m)

With stripped wooden flooring, Victorian style radiator and sash windows to front.

### Principal Bedroom

21'9" x 16'0" plus turret bay (6.63m x 4.88m plus turret bay)

A remarkable principal bedroom of a scale rarely encountered, occupying the upper level of the house and extending into the turret bay.

With stripped timber flooring, sash and turret windows, feature cast-iron fireplace and a cleverly concealed range of built-in wardrobes, shelving and hanging space.

### Bathroom

11'3" x 7'8" (3.43m x 2.34m)

A generous character bathroom featuring a freestanding claw-foot bath with Victorian-style shower fitting, high-level WC and vanity basin, complemented by Victorian-style radiator and heated towel rail. Access to substantial loft storage.

## OUTSIDE

### Gardens

Mature, well-screened gardens extend around two sides of the house and are a major feature of the property. Established trees, hedging, shrubs and lawn create an unexpectedly private and leafy setting, with numerous areas for sitting, entertaining and enjoying the garden throughout the day.

### Garage

Detached single garage together with driveway parking for two vehicles.

### AGENTS NOTE

#### UNEXPECTEDLY BACK ON THE MARKET

Following a previously agreed sale, this property is unexpectedly available again and offers a fresh opportunity for buyers who may have missed it previously.

The seller is ready to proceed and intends to offer the property for sale for a limited period only, after which it will be withdrawn from the market.

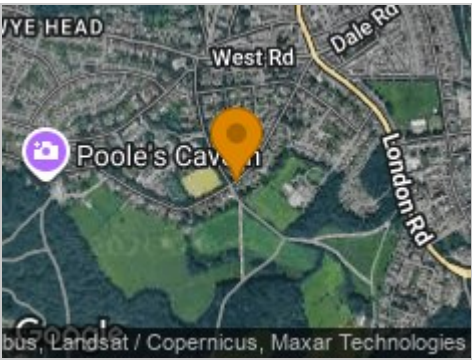
Early viewing is therefore strongly recommended.



Road Map



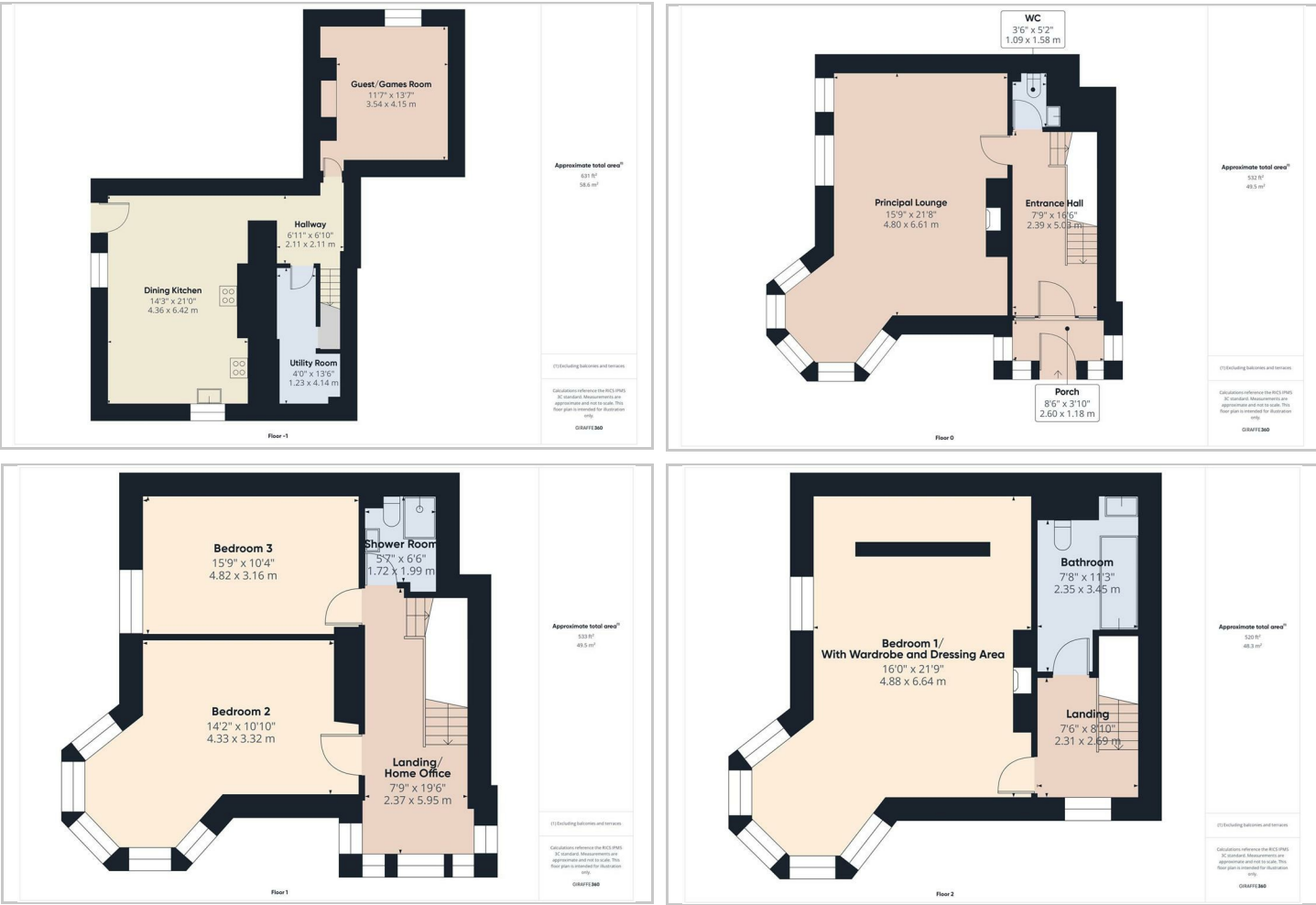
Hybrid Map



Terrain Map



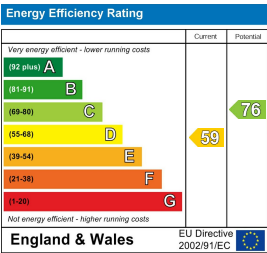
Floor Plans



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



**Important Notice**  
Mellors Estate Agents, their solicitors and joint agents give notice that:  
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.  
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Mellors Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

1 Grove Parade, Buxton, Derbyshire, SK17 6AJ  
Tel: 01298 24383 Email: info@mellors.org.uk www.mellors.org.uk