



**RIVERSIDE
HULME END
BUXTON
SK17 0EZ**

**PRICE: Offers Over
£490,000**





RIVERSIDE

HULME END, BUXTON, SK17 0EZ

An impressive, three storey, period property in unrivalled location providing elegant, spacious and flexible accommodation.

UNDERSTOOD TO HAVE ORIGINALLY BEEN CONSTRUCTED IN ABOUT 1907 TO A HIGH SPECIFICATION FOR OCCUPATION BY THE LOCAL BASSET FAMILY THIS ELEGANT EDWARDIAN, THREE-STOREY HOUSE HAS IN MORE RECENT YEARS UNDERGONE ALTERATION AND ADAPTATION TO PROVIDE AN EXTREMELY SUCCESSFUL BED & BREAKFAST ESTABLISHMENT.

THE VERY ELEGANT, OIL CENTRALLY HEATED, DOUBLE GLAZED AND VERY WELL APPOINTED ACCOMMODATION IS ARRANGED OVER THREE FLOORS, IS IDEAL FOR OCCUPATION BY THE GROWING OR EXTENDED FAMILY OR COULD ONCE AGAIN BECOME A VERY SUCCESSFUL B & B GIVEN ITS ENVIABLE LOCATION IN THE HEART OF THE PEAK DISTRICT NATIONAL PARK OVERLOOKING THE RIVER MANIFOLD.

Briefly comprising elegant entrance hall with cloakroom off, two formal reception rooms, extended comprehensively fitted and fully equipped breakfast kitchen. There are three bedrooms at first floor level all with en-suite facilities and one having an adjoining nursery/dressing room/study facility and two further bedrooms at second floor level, one again has an en suite shower. There is a good sized cellar and outside there are extensive formal and informal garden grounds, stone outbuildings and double garage and a long river frontage with fishing rights.

This delightful and high quality property which retains many of its original character features (including Minton tiled floors and hearths, cast iron fireplaces, internal stained glass etc) also meets the requirements of modern day living and thus very successfully combines the modern and the original.

Early internal viewing is considered essential.

ACCOMMODATION

A upvc sealed unit double glazed front door with matching fan light leads to

Entrance Porch with Minton tiled floor and further original stained, glazed door with matching fan light to

Reception Hall having coloured Minton tile floor to match the entrance porch, double panel central heating radiator, fitted coat pegs and staircase off to first floor level with oak balustrading and hand rail. A door from the hall leads down to the cellars and a further stable-style door leads to

Rear Porch having red quarry tiled floor, panelled upvc sealed unit double glazed, small paned door to the exterior rear and two double glazed windows.

Ground Floor Guest Cloakroom having black and red quarry tiled floor and fitments in white comprising low flush

wc and wash hand basin with tiled splash backs. Single panel central heating radiator.

Cellarage approached via a door from the hall and a set of stone steps there is an excellent two-roomed cellar. The two rooms combined have overall measurements of approx. 18' x 14'7" [5.49m x 4.44m]. both rooms have electric light and power supply and the first room has fitted shelving in the return under the staircase for further storage. The second, larger room has a range of wall cupboards and fitted stone thralls around two walls and houses the free standing oil fired boiler for domestic hot water as well as the copper hot water cylinder with fitted immersion heater. There is also a upvc sealed unit double glazed window.

Principal Front Sitting Room 13'6" x 12'6" [4.11m x 3.81m] plus deep cant bay to the front with original style sash windows in sealed unit double glazed upvc and having fitted window seat with storage facility. The room features a

cast iron fireplace with tiled cheeks and open grate and there is also a double panel central heating radiator, deeply corniced ceiling with picture rail beneath and ceiling rose.

Second Reception Room or Dining Room 14'10" x 11'1" [4.52m x 3.38m] sealed unit double glazed small paned sash side window and small paned glazed original window to the rear giving on to the rear porch. Again the room features deeply corniced ceiling with ceiling rose and picture rail and there are two double panel central heating radiators.

Extended Breakfast Kitchen 22'10" x 10' [6.96m x 3.05m] having a black and red quarry tiled floor and the extremely well fitted kitchen features an extensive range of base cupboards and wall cupboards with double bowl single drainer stainless steel unit and mixer tap. There is an extensive stainless steel work surface area with matching free standing shelf units and very generous numbers of electrical power outlets all of which reflect the practicality of

the kitchen's use for a bed & breakfast establishment. There is an integrated dishwasher and other appliances including the six-burner, propane gas cooking range, the Lincat electric grill, Delta microwave and two Hotpoint fridges together with a Polar bottle fridge will all be included in the sale. There are two sealed unit double glazed small paned sash windows overlooking the rear courtyard area of the property and there is feature worktop lighting fitted to the underside of the wall cupboards as well as to the cupboard tops. Electric panel radiator and Manrose extractor fan.

Staircase to extensive, first floor, galleried landing with four wall light points, double panel central heating radiator and staircase off to second floor level.

Bedroom Suite One 13'6" x 12'7" [4.11m x 3.83m] overall (to include the en suite) and having upvc sealed unit double glazed sash window to the front with extensive countryside views over the River Manifold and towards Ecton Hill. Original feature cast iron fireplace with very pretty Minton tiled hearth, double panel central heating radiator.

En Suite Shower Room having fitments in white comprising low flush wc, pedestal wash hand basin and shower with sliding, glazed shower screen doors and Mira mains control shower. Central heating radiator, shaver point.

Bedroom Suite Two 15' x 11'2" [4.57m x 3.4m] (including the en suite) with upvc small paned sash window, pretty cast iron decorative fireplace with Minton tiled hearth, double panel central heating radiator.

En Suite Shower with three-piece suite in white of low flush wc, pedestal wash hand basin and shower with glazed shower screen doors and Mira mains control shower. Central heating radiator and obscured small pane glazed upvc sash window to the side. Shaver point.

Bedroom Suite Three 12'7" x 10' [3.83m x 3.05m] (to include the en suite) with small paned upvc sash window enjoying a delightful view, pretty cast iron decorative fireplace with Minton tiled hearth, double panel central heating radiator., two wall light points.

En Suite Bathroom having fitments in white comprising large spa bath with mixer tap and over bath Mira electric shower, low flush wc, pedestal wash hand basin. Obscured glazed small paned upvc sash window. Central heating radiator, shaver point. A connecting door from this room leads to

Adjoining Bedroom or Potential Sitting Room 8' x 10'1" [2.44m x 3.07m] with small pane upvc sash window again enjoying a delightful view. Pretty cast iron fireplace with quarry tiled hearth, double panel central heating radiator.

This room could readily serve a variety of usages. If the property were to be utilised for bed & breakfast purposes the room could, together with the adjoining bedroom provide a family suite but it could equally serve as a sitting room in association with the adjoining bedroom for a dependent relative or teenager or it could be utilised in isolation as a study or office.

Also accessed from the first floor landing and situated at the front of the house over the entrance porch/hall area is a most useful shelved linen cupboard or box room. Approached through an original glazed and panelled pine door there is a sealed unit double glazed window to the front, fitted shelves and fitted pegs.

Staircase to Second Floor Galleried Landing having three wall light points, sealed unit double glazed window and double panel central heating radiator. There is a sealed unit double glazed Velux roof light and a small pine panelled door at the rear leads through to an extremely spacious and very useful loft storage facility.

Bedroom Suite Four 13'5" x 12'7" [4.09m x 3.83m] (maximum overall measurement to include the en suite) with upvc sealed unit double glazed sash window to the front again enjoying fantastic, far reaching rural views, very pretty cast iron decorative fireplace with Minton tiled hearth and

En Suite Shower Room with fitments in white comprising low flush wc, pedestal wash hand basin and shower with sliding glazed shower screen doors and fitted Mira mains control shower. Double panel central heating radiator, shaver point.

Bedroom Five 15' x 11'3" [4.57m x 3.43m] with sealed unit double glazed upvc sash window to the side again with delightful outlook. Pretty cast iron decorative fireplace with colourful Minton tiled hearth. Double panel central heating radiator.

OUTSIDE

The property occupies a very extensive site of something approaching 0.43 acres. There is a sweeping in and out driveway and to the front of the house formal garden area with extensive gravelled area, planted beds and borders and ornamental garden pond. This is bounded by a natural stone wall beyond which is a further extensive area of more informal garden with vegetable beds, poly tunnel etc., and this adjoins the River Manifold along which the property enjoys approximately 50 yards of single bank fishing.

To the side and rear of the house is an extensive tarmac car standing and turning area adjacent to which are two very useful stone stores one of which houses

the oil tank for the central heating boiler. Adjacent to these stores is an intriguing slate rainwater trough.

In addition, the property has the benefit of a stone and tile double garage with two pairs of double opening timber doors and electric light and power supply is connected together with an external water supply and drainage for the provision of washing machines.

SERVICES

It is understood that mains water and electricity are connected. Drainage is to an on site tank system.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in Staffordshire Moorlands band E.

EPC RATING band F

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

DIRECTIONS

From Ashbourne leave in a northerly direction along the A515 Buxton road. Continue along for about 5 miles before turning left signposted Alstonefield. Proceed through Alstonefield village, bear right and head to Hulme End. Continue to the 'T' junction with the Manifold Inn on the righthand side and turn left proceeding over the bridge over the River Manifold. Continue a little further along and Riverside is situated on the left hand side set back from the road.

Ref: FTA2150

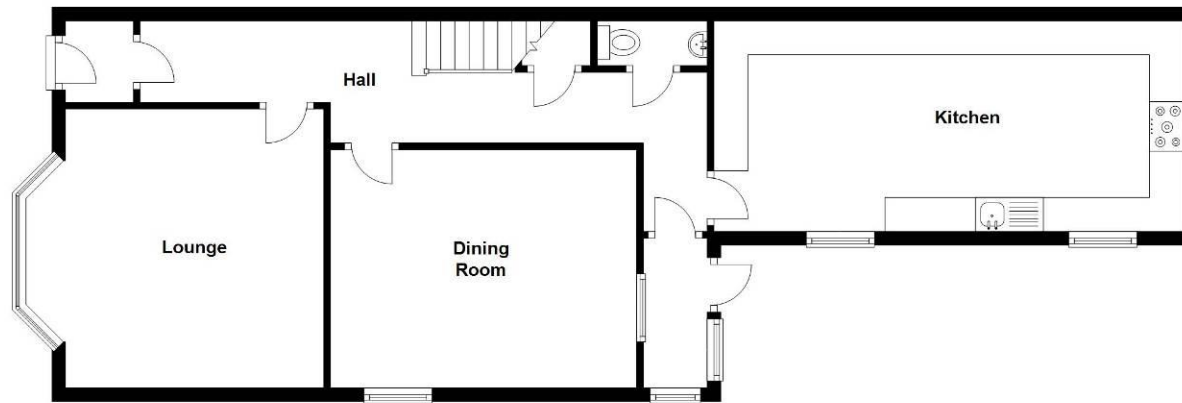






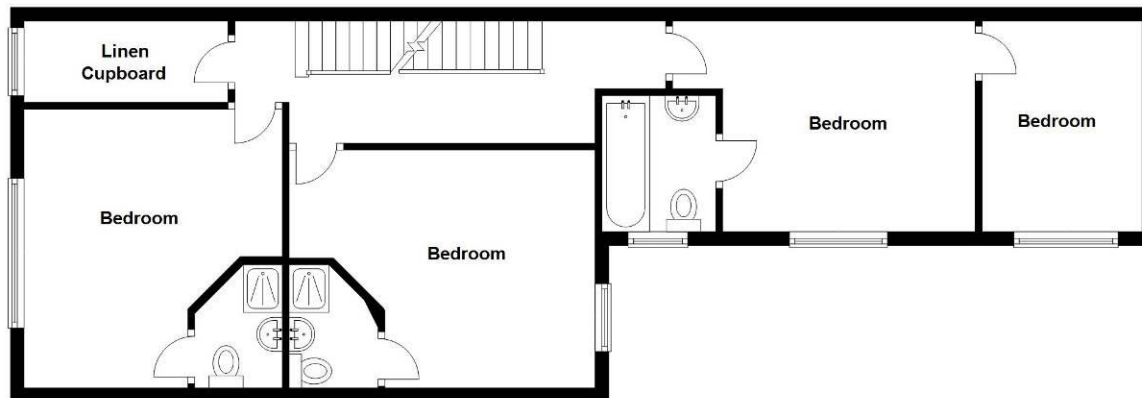
Ground Floor

Approx. 73.0 sq. metres (785.5 sq. feet)



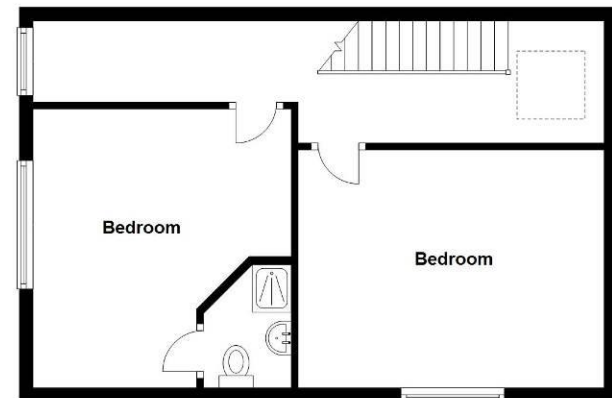
First Floor

Approx. 70.1 sq. metres (754.4 sq. feet)



Second Floor

Approx. 45.2 sq. metres (486.9 sq. feet)





Independent Estate Agents Surveyors Valuers & Auctioneers

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.