



Buxton Road, Upper Hulme, ST13 8TT.  
Offers in the Region Of £665,000



# Buxton Road, Upper Hulme, ST13 8TT

Birrington is a beautifully presented four bedroom detached family home, which has been renovated to an exceptional standard and includes a substantial ground floor extension. Located on the outskirts of Leek, in the semi-rural location of Upper Hulme, this property sits just below the iconic local landmark known as the Winking Man, with excellent open aspects to both the front and rear.

Nestled on a substantial plot which comprises of sizeable driveway to the frontage, further driveway to the side, with detached brick garage and mature gardens to the rear. The property has a versatile layout with two staircases to the first floor, offering the potential to re-configure if you wish. The open plan kitchen/dining area is an impressive 20ft and has a useful utility and WC room off. Bedroom four/reception three is also located off the dining kitchen and this flexible space offers a lot of potential. Located to the front are a further two reception rooms, both offering fantastic views of the Winking Man. To the first floor are three bedrooms, two having ensuite shower rooms and one having walk in wardrobe. All three bedrooms are serviced via a contemporary bathroom, having both a shower and bath.

You're welcomed into the property via the oak framed porch through to the hallway, laid to minton tiled floor and having useful storage cupboard. The sitting room is also laid to minton flooring, having multi-fuel stove, ideal throughout those winter months. The living room is laid to oak flooring, has an ornamental brick fireplace and patio doors to the side. The inner hallway is an ideal office space, with room for a desk, has a useful understairs cupboard and access to the alternative staircase.

The dining kitchen is well equipped with a good range of fitted units, walnut worksurfaces, electric range style cooker, extractor, integral dishwasher, space for an American style fridge/freezer, stone flooring and patio doors to the rear. The utility has a range of base units, plumbing for a washing machine, oil fired boiler and provides access to the rear garden and cloakroom. Bedroom four/reception three is a generous 18ft. To the first floor a spacious landing provides access to three bedrooms, with both bedrooms to the front having spectacular views and ensuite shower facilities. Both ensuites have a modern finish, with walk in cubicles, low level WC and pedestal wash hand basins. The well equipped bathroom has a walk in enclosure, panel bath, wall mounted vanity unit and WC.

Externally to the frontage is a large tarmac and gravel standing driveway, hedged boundary and well stocked borders. The tarmac driveway continues to the side of the property, providing access to the garage. The garage has composite style door and pedestrian door to the side. An Indian stone path provides access to the other side of the property and to the rear is an Indian stone patio, lawn, stone walled boundary and well stocked borders. A viewing is highly recommended to appreciate the space of the accommodation, location and excellent views.

## Situation

Nestled in the popular village of Upper Hulme, Mill House is ideally located in the Peak National Park, within easy access to both Derbyshire and Cheshire. A short distance from Upper Hulme is the thriving market town of Leek with both independent and national retailers. The property is also within easy access of the market town of Buxton and Ashbourne and with an easy commute to Macclesfield, Congleton and surrounding towns.



## Porch

Oak framed porch.

## Hallway

UPVC double glazed door to the front elevation, UPVC double glazed window to the front elevation, quarry tiled flooring, minton tiled flooring, staircase to the first floor, understairs storage cupboard.

## Living Room 21' 7" x 14' 0" (6.58m x 4.27m) (Maximum Measurement)

UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, UPVC double glazed patio doors to the side elevation, two radiators, ornamental fireplace set on brick surround, stone hearth, wood mantle, oak flooring.

## Sitting Room 13' 3" x 11' 4" (4.05m x 3.46m)

Minton tiled flooring, UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, multi fuel stove set on stone hearth, brick surround and wood mantle, radiator.

## Inner Hallway 7' 8" x 15' 1" (2.33m x 4.60m)

Tiled flooring, UPVC double glazed window to the side elevation, staircase to the first floor, radiator, understairs storage cupboard with fixed shelving and lighting.

## Dining Kitchen 18' 6" x 20' 7" (5.63m x 6.27m)

Range of fitted units to the base and eye level, breakfast island, walnut worksurfaces, stainless steel sink unit with satin finish mixer tap, space for American style fridge/freezer, integral dishwasher, electric Range style cooker with stainless steel extractor fan above, stone flooring, inset downlights, UPVC double glazed window to the rear elevation, patio doors to the rear elevation, two Velux style windows to the rear elevation, radiator.

## Utility 12' 0" x 7' 3" (3.66m x 2.22m)

Range of units to the base level, oil fired boiler, plumbing for washing machine, stainless steel sink unit with chrome mixer tap, partly tiled, chrome heated ladder radiator, UPVC double glazed door to the rear elevation.

## Cloakroom

Wall mounted sink, lower level WC, partly tiled.

## Bedroom Four/Reception Three 18' 6" x 12' 5" (5.65m x 3.78m)

Two radiators, UPVC double glazed window to the front and rear elevation, loft access.

## First Floor

### Landing

Loft access, radiator, two staircases.

### Bedroom One 13' 4" x 11' 5" (4.07m x 3.49m)

UPVC double glazed window to the front and side elevation, radiator.

### Ensuite 7' 9" x 6' 6" (2.35m x 1.98m)

Partly tiled, lower level WC, walk in double shower cubicle with chrome fitment, chrome heated ladder radiator, shaver point, UPVC double glazed window to the side elevation.

### Bedroom Two 12' 0" x 17' 0" (3.66m x 5.19m)

UPVC double glazed window to rear elevation, radiator, walk in dressing room with UPVC double glazed window to the rear elevation, airing cupboard with immersion heated tank.

### Bedroom Three 13' 5" x 10' 11" (4.09m x 3.33m)

UPVC double glazed window to the front and side elevation, radiator.



**Ensuite 5' 6" x 6' 3" (1.68m x 1.91m)**

Lower level WC, pedestal wash hand basin, corner shower cubicle with chrome fitment, ladder radiator, partly tiled, shaver point, UPVC double glazed window to the front elevation.

**Externally**

To the front is tarmacadam driveway, gravelled area, well stocked planting borders, Indian stone patio, well stocked borders. To the side is tarmacadam driveway providing access to the Garage, stone walled boundary. To the rear is laid to Indian stone patio, gravelled area, courtesy lighting, rockery area with two tiers and well stocked. Area laid to lawn, drystone walled boundary, mature plants, trees and shrubs, oil tank.

**Brick Constructed Garage 9' 7" x 16' 11" (2.93m x 5.15m)**

Composite double doors to the front elevation, wood double glazed window to the side elevation, wood door to the side elevation.

Note:

Council Tax Band: E

EPC Rating: E

Tenure: believed to be Freehold



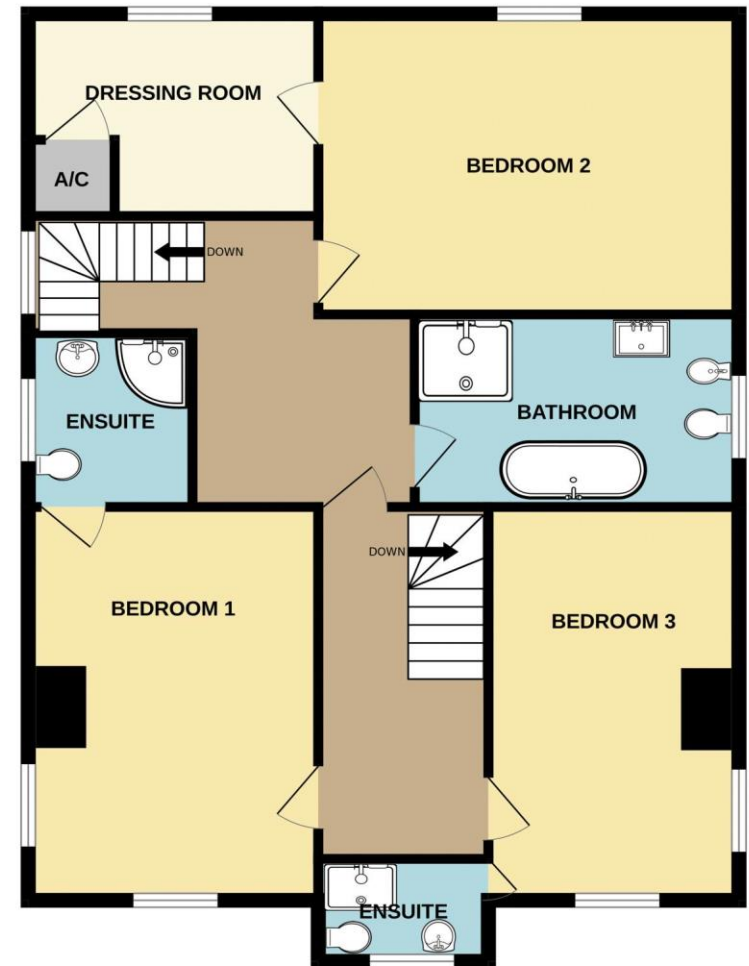




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

From our Derby Street, Leek, offices proceed to the roundabout turning left into Ball Haye Street, at the traffic lights turn right on to the A53 Buxton Road, follow this road out of the town and upon reaching the village of Blackshaw Moor, continue straight ahead passing the Three Horseshoes Hotel on the left hand side, the property is then situated on the right hand side after passing the primary school, clearly identified by Whittaker & Biggs 'For Sale' board.

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