



A very fine house of grand proportions overlooking the Pavilion Gardens

Thorneycroft, 6 Burlington Road, Buxton, Derbyshire

Freehold

savills

Impressive full height reception hall, 3 well appointed reception rooms, study • Recently & extensively refurbished I • Library/former billiard room • Self-contained one bedroom basement apartment • Superb breakfast kitchen by Osborne of Ilkeston • Principle bedroom with dressing room and en suite, 6 further en suite bedrooms • Additional two bedroom Coach House & one bedroom cottage • Ample car parking

Local Information

Thorneycroft is situated on an impressive tree-lined street overlooking the Pavilion Gardens in the centre of Buxton. Buxton is a lovely town on the edge of the Peak District National Park.

The arrival of the railway in the 1860's heralded Buxton's golden age and Buxton Opera House and the Pavilion Gardens were constructed. Thorneycroft was one of a number of fashionable town houses that were built in this period.

Throughout the year Buxton hosts the annual Opera Festival, the Arts Festival, the Milary Tattoo, Gilbert and Sullivan and numerous carnivals and smaller festivals

The town is supported by an excellent range of shops, centred around a shopping arcade built over the culverted River Wye. Buxton is in close proximity to Chatsworth House, Haddon Hall, Lyme Park, and the 'Blue John' Mines.

Truly at the heart of the Peak National Park. Buxton is well placed for access to the cities of Manchester and Sheffield and transport links provide access to the M1 and M6 motorways.

There is a train station in Buxton, and a direct trainline to London

departs from Macclesfield station.

There is a good selection of schools in the area, including Lady Manners School in Bakewell. Independent schools include St Anselm's Preparatory School in Bakewell and The King's School in Macclesfield. The town is also home to a campus of Derby University.

About this property

An entrance portico of three stone arches is a particularly fine feature. It appears to have been adapted in the 1920's with the introduction of attractive stained glass with a fruit tree motif to form an enclosed entrance vestibule. There are other examples of art deco stained glass which would suggest that the property was carefully remodelled in the 1920's.

Thorneycroft has recently been extensively refurbished and remodelled with extraordinary care and attention to detail by the current owner. Original features have been restored and enhanced and other rooms have been combined and bathrooms formed to ensure the house is very much in tune with modern family life.

In addition to the main accommodation in the house, there is an integrated lower ground floor apartment and two independent cottages.





The Main House - Steps lead up to the enclosed portico before allowing access into an impressive full height reception hall with galleried landings to the two floors above. There is a pretty corner fireplace with a display cabinet over. The hall allows access through to three fine reception rooms and to the kitchen.

The drawing room is a delightful room with two square bay windows with restored carved wood pelmets and a restored parquet floor. There is a wonderful Edwardian Carrara marble chimney piece with an attractive acanthus leaf and bell flowers freeze and with miniature marble Tuscan columns and a colour matched marble hearth.

The dining room, as with the drawing room, is a dual aspect room with elegant coving and pelmets and stone chimney piece with a gas fire and polished wooden flooring.

The sitting room has polished wood flooring and an Edwardian style chimney piece with fluted pillars and box moulding and deep granite hearth.

A wonderful bespoke fitted dining kitchen which was comprehensively fitted by Osborne of Ilkeston including an island which has a stunning granite top. There is a good complement of built in appliances, together with a gas Aga with electric companion. The kitchen floor is of very large natural slate slabs and there is space for a large dining table. Beyond the

kitchen there is a useful study area and wc. A passageway leads outside.

Thorneycroft has accommodation over three main floors, however each floor is split level. There are seven bedrooms and each bedroom has an en suite bathroom.

The bedrooms on the first floor are particularly notable, generously proportioned and beautifully finished. The principle bedroom is complete with a dressing room as well as its en suite bathroom.

To the second floor there is a large billiard room with a superb arched window with stained glass suggesting the room's primary use. This room is currently utilised as a library and music room and also has a discreet butler's pantry and interesting exposed ceiling timbers.

The Lower Ground Floor Flat - From the kitchen a door leads down to a lower ground floor flat which has a good living room with a well-appointed kitchen off, a bedroom and a bathroom. This apartment can also be accessed from an exterior staircase.

The Cottage - A lovely dwelling with a number of stained glass windows. The living room has herringbone parquet flooring, whilst the dining room has a terracotta tiled floor. A rear hall with a cloakroom off allows access to a small garden terrace and a well-appointed kitchen with granite work surface and a good complement of quality built in appliances. An oak staircase





leads to a lovely bedroom and a bathroom.

The Coach House - Adjoining The Cottage, the Coach House has a kitchen with a flagstone floor, granite work surfaces and timber clad walls, which would indicate this was a former tack room. Beyond the kitchen, the living room has an oak floor and a very pretty corner fireplace. The living room leads through to a bedroom with an en suite and there is a bathroom and bedroom on the first floor.

Adjacent to the Coach House there is a useful store room that may be suitable to garage a small car.

Both cottages provide a healthy income as holiday lets, but can be omitted from the sale of the property if they are not required by the purchaser.

Outside - a tarmac driveway leads past a pair of substantial stone piers to a generous gravel parking and turning area. There are lovely views of the Pavilion Gardens from the stepped east lawn through the deep border. The border has a fine variety of mature trees and shrubs, the lawns continue around to the south of the property. A stone flagged terrace has been shaped around the house providing a lovely alfresco dining area. There is a further terrace at the head of the garden with a curved stone wall with an integrated bench seat. A tall stone wall, divides the gardens from the parking area and cottages.

Tenure

Freehold

Energy Performance

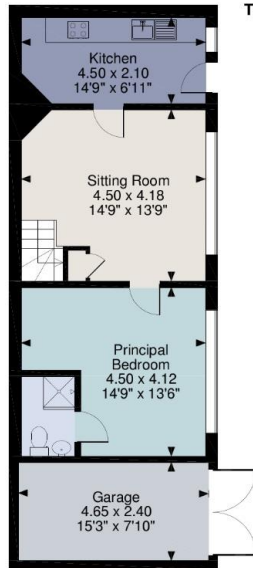
EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Nottingham Office.
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Thorneycroft Cottage, Buxton
 Coach House gross internal area = 682 sq ft / 63 sq m
 Garage gross internal area = 120 sq ft / 11 sq m
 Total gross internal area = 802 sq ft / 75 sq m



First Floor

Ground Floor

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 □□□□ Denotes restricted head height
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Thorneycroft Cottage, Buxton
 Cottage gross internal area = 820 sq ft / 76 sq m



Ground Floor



First Floor

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Burlington Road, Buxton, Derbyshire, SK17
Gross Internal Area 5,959 sq ft, 554 m²

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Thorneycroft Cottage, Buxton
Main House gross internal area = 5,959 sq ft / 554 sq m



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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	44	60	
A			
(81-91)			
B			
(69-80)			
C			
(55-68)			
D			
(39-54)			
E			
(21-38)			
F			
(1-20)			
G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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