Mellors
ESTATE AGENTS

BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN HIGH PEAK
BRITISH PROPERTY AWARDS 2023 - 2024 GOLD WINNER LETTING AGENT IN HIGH PEAK
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Longford Lodge 50 Park Road

Buxton, SK17 6SN

£765,000

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Tenure Freehold **Council Tax Band** F

We are delighted to offer for sale this imposing Grade II listed detached family home, set in a leafy residential conservation area.

With 8 bedrooms, 3 reception rooms, two bathrooms and over half an acre of formal gardens, this beautiful house is within easy walking distance of Buxton's many attractions, including the Opera House, the Pavilion Gardens, local schools and an award winning golf course. Also, a short walk away is the station with frequent trains to Manchester.

Designed in 1894 by the renowned Arts and Crafts architect Barry Parker, Longford Lodge has many classic Victorian features, including a grand entrance hall, sweeping stairway, original cornices and attractive open fireplaces.

A long drive sweeps round the front of the house which is surrounded by substantial lawned gardens, with many impressive trees, mature bushes and flower beds. There is a detached garage plus ample off-street parking.

Only on the market for the second time in over 50 years, Longford Lodge has been a happy family home for many years. With the potential for some modernisation, this is a rare opportunity to create a magnificent home of unique style and character.

DIRECTIONS

From our Buxton office turn right and bear left at the roundabout. Follow the road around to the right onto Manchester Road and turn immediate left onto Park Road. At the junction turn left and continue around Park Road for a while where number 50 will be found on the right hand side.

GROUND FLOOR

Entrance Porch

5'3" x 3'2" (1.60m x 0.97m)

Dining Hall

17'9" x 14'4" (5.41m x 4.37m)

With a feature recessed stone fireplace with decorative wooden mantelpiece over and stone hearth with open grate, Victorian style radiator, ceiling cornice, two secondary double glazed windows to front and stairs to first floor.

Dining Kitchen

15'10" x 13'9" (4.83m x 4.19m)

Fitted with a range of base and some eye level units and working surfaces incorporating a 1 1/2 bowl stainless steel single drainer sink unit. Oak flooring, Range master five ring range oven and hob with stainless steel extractor fan over. Integrated larder fridge, integrated dishwasher, double radiator and two secondary double glazed windows.

Pantry

8'6" x 6'1" (2.59m x 1.85m)

With oak flooring throughout, a range of base units and working surfaces, built-in floor to ceiling storage cupboards, space for a US style fridge freezer and window to side. Door to sitting room and door to dining kitchen.

Utility Room

10'2" x 6'5" (3.10m x 1.96m)

With oak flooring throughout, floor to ceiling storage cupboards, space and plumbing for a washing machine and Belfast sink. Sash window to outside and door to side porch.

Side Porch

5'5" x 8'1" (1.65m x 2.46m)

With uPVC sealed unit double glazing and door to outside.

Lounge

20'9" x 13'7" (6.32m x 4.14m)

With wooden flooring throughout and feature brick fireplace surround and mantelpiece over with open grate and hearth. Ceiling cornice, TV aerial point, double radiator and three secondary double glazed windows to outside.

Sitting Room

17'6" x 13'8" (5.33m x 4.17m)

With a feature stone fireplace surround and mantelpiece over with open grate, Victorian style radiator, ceiling cornice and two secondary double glazed windows to outside.

Half Landing

With stairs to first floor and secondary double glazed window to outside.

Cloakroom

6'10" x 5'10" (2.08m x 1.78m)

With stripped wooden flooring, low-level w.c., wall mounted washbasin and two sash windows to outside.

FIRST FLOOR

Half Landing

7'1" x 3'10" (2.16m x 1.17m)

With secondary double glazed window to front.

Cloakroom

5'11" x 5'3" (1.80m x 1.60m)

With wood effect laminate flooring, low-level w.c., pedestal washbasin, built-in floor to ceiling storage cupboard and secondary glazed sash window to side.

Landing

17'10" x 3'10" (5.44m x 1.17m)

Bedroom One

20'8" x 13'6" (6.30m x 4.11m)

With a feature cast iron fireplace, Victoria style radiator, secondary glazed window to side, two windows to front and door to bedroom four.

Bedroom Two

17'8" x 13'9" (5.38m x 4.19m)

With a feature fireplace surround and mantelpiece over, wall mounted washbasin, ceiling cornice, built-in double wardrobe and secondary double glazed bay window.

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Bedroom Three
15'10" x 13'9" (4.83m x 4.19m)
With a feature brick fireplace surround with mantelpiece over and hearth, wood effect laminate flooring throughout, Victorian style radiator, pedestal washbasin, ceiling cornice and two sash windows.

Bedroom Four
13'1" x 10'6" (3.99m x 3.20m)
With built-in double wardrobe, pedestal washbasin, Victorian style radiator and French doors looking out to the garden.

Bathroom
8'3" x 6'5" (2.51m x 1.96m)
With panelled bath and shower over, pedestal washbasin, built-in floor to ceiling storage cupboards, part tiled and frosted secondary double glazed sash window.

Separate W.C.
With wall mounted washbasin, low-level w.c. and secondary double glazed window.

SECOND FLOOR

Landing
17'11 x 3'11" (5.46m x 1.19m)

Bedroom Five
15'10" x 13'11" (4.83m x 4.24m)
With double radiator and two secondary glazed sash windows.

Bedroom Six
17'10" x 13'9" (5.44m x 4.19m)
With built-in double wardrobes, single radiator and sash window.

Bedroom Seven
20'9" x 13'6" (6.32m x 4.11m)
With Victorian style radiator, double radiator, sash window and further window.

Bedroom Eight
13'3" x 9'5" (4.04m x 2.87m)
With built-in wardrobe and secondary double glazed sash window.

STAIRS TO LOWER GROUND FLOOR

Hallway
6'6" x 17'4" (1.98m x 5.28m)
Light and power.

Cellar Room One
13'7" x 20'8" (4.14m x 6.30m)
With sash window to outside.

Cellar Room Two
15'4" x 13'5" (4.67m x 4.09m)
Stone floor, stone benches and sash window to outside.

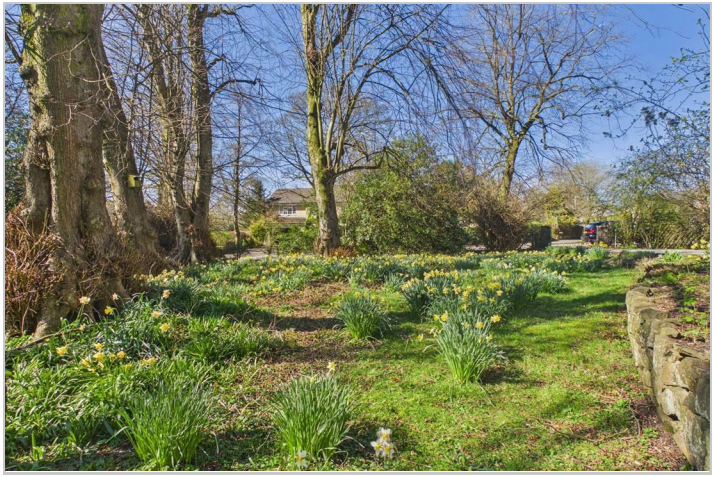
Cellar Room Three
9'3" x 13'2" (2.82m x 4.01m)
Stone floor, header tank, hot water tank and sash window to outside.

Cellar Room Four
6'0" x 5'11" (1.83m x 1.80m)
Stone bench, sink and two sash windows to outside.

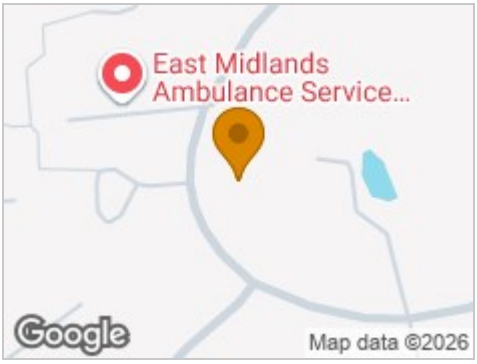
OUTSIDE

Double Garage
With light and power.

GARDENS
Longford Lodge is approached by a sweeping gravelled driveway leading to the front and side of the property where there is a detached double garage. The property sits in over half an acre of formal lawned gardens with many mature bushes, flower beds and trees etc.



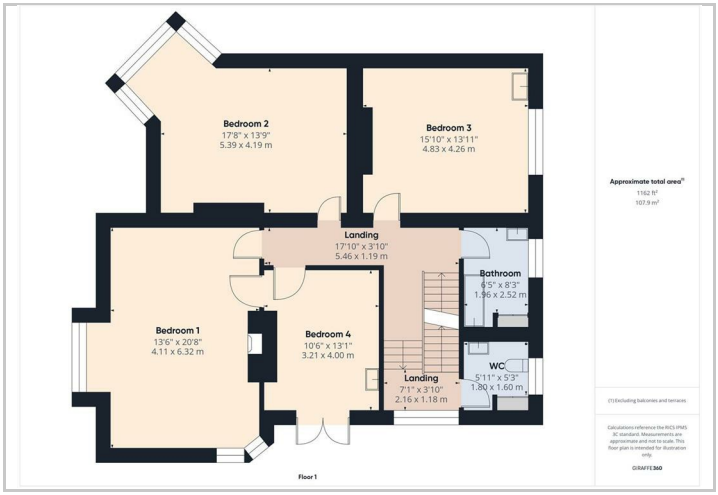
Road Map



Hybrid Map

Terrain Map

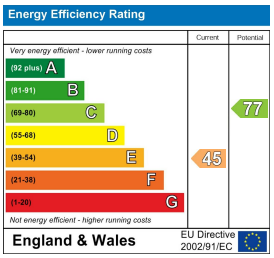
Floor Plans



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



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