



EADON ■  
LOCKWOOD ■  
& RIDDLE ■  
ESTD 1840

Bankfield House, Buxton Road, Tideswell, SK17 8PG

Price Guide £625,000

# Bankfield House, Buxton Road, Tideswell, Derbyshire SK17 8PG

**Tenure:** Freehold

**Local Authority:** Derbyshire Dales

**Council Tax:** Band E

**EPC Rating:** D

The front door opens to an entrance hall with quarry tiled flooring, stairs to the first floor and access to all ground floor accommodation. The sitting room has a front facing aspect with solid wood flooring and stone built fireplace with Clearview wood burning stove. A large farmhouse style kitchen offers an excellent range of units surmounted by solid wood worktops incorporating double Butler sink and space for dishwasher and standalone fridge freezer. The kitchen features a five burner range with extractor hood over and an opening leads to a dining area with stone built fireplace, wood burning stove and solid wood flooring. A door provides access to the patio garden with covered veranda and there is access to a cellar. A further reception/formal dining room features solid oak flooring, feature fireplace and front facing window. The room benefits from under stairs storage and original fitted cabinets.

Stairs rise to the first floor landing with access to all rooms. Bedroom one is a generous double bedroom with fitted wardrobes, vanity unit and aspect across the village. From the master bedroom an open tread staircase provides access to two attic rooms ideal for storage or development, subject to planning permission. A 'Jack and Jill' shower room is accessed off the master bedroom featuring a shower enclosure with chrome fittings, a low flush WC, washbasin and heated towel rail. The adjoining bathroom serves the remaining bedrooms comprising a counter top washbasin, low flush WC and roll top bath with shower attachment. Bedroom two is a large front facing double bedroom with solid wood flooring and pleasant village aspect. Bedroom three is a further double bedroom, currently used as a home office with rear facing aspect.

## The Annexe

Within the grounds of the property is a large one bedroomeed annexe with single garage. The front doors opens to an entrance hall with doors to all accommodation and stairs rising to the first floor living space. At ground floor level is a large double bedroom with fitted wardrobes, utility cupboard and downstairs shower room with low flush WC, pedestal washbasin and shower enclosure.

A solid wood staircase leads to a first floor open plan living space with five windows providing excellent natural light. The open plan kitchen features a range of units incorporating stainless steel sink and drainer, four burner hob and space for a fridge and freezer. The adjoining living space features a dining area and reception area with a door to the patio. This superb annex is ideal for income potential, or ancillary accommodation for family.

Bankfield House is approached by a five bar gate opening to gravel parking area for several cars and access to a single garage. The front garden features deep floral beds with a variety of small trees and shrubs. A wrought iron gate provides pedestrian access to the Buxton Road.

To the side of the property is a level lawn with floral borders and hedging providing privacy. To the rear of the property is a patio area with a veranda and outbuildings including a log store, external WC and workshop.







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