



The Silk Mill, 9 Manchester Road, Tideswell

Buxton, SK17 8LL

Full of character and arranged over three floors, this spacious property offers two stylish reception rooms, a delightful farmhouse-style kitchen, utility room, and a versatile layout well suited to a variety of buyers, including families and professional couples. A wealth of quirky and characterful features runs throughout the home, creating a warm and inviting atmosphere.

The front door opens into an entrance porch, which leads through to a welcoming hallway with access to the ground floor accommodation and stairs rising to the first floor.

The principal sitting room is a generous dual-aspect space incorporating both seating and dining areas. A Victorian-style fireplace with solid wood surround forms an attractive focal point. A second reception room, accessed from the hallway, features a front-facing sash window, brick-backed fireplace, and wood-burning stove.

The kitchen is a true highlight of the home, showcasing exposed oak beams, stone-flagged flooring, and a pleasant outlook across the garden and neighbouring village field. An original chimney breast with herringbone brick-backed fireplace adds further character. There is ample space for a large dining table and chairs, making it a perfect space for entertaining. The kitchen is fitted with a range of panelled units with solid wood worktops, incorporating a butler sink, dishwasher, and six-burner range with extractor hood.

From the hallway, steps lead down to a utility room providing additional storage units, a ceramic sink and drainer, and space for a washer-dryer. The utility room also gives access to the rear garden and two barrel-arched cellars at basement



- Three/four bedrooms former Silk Mill in the village of Tideswell
- Further reception room with log burner stove
- Entrance porch and entrance hall
- ELR PREMIUM SALE – Buyers fees of £595 including VAT will apply
- Lovely farmhouse style kitchen
- Utility room and downstairs luxury wet room
- Large garage
- Very spacious sitting room with dining area
- Family bathroom
- Easily maintain patio garden



level. A stylish wet room is accessed from the utility, comprising a walk-in shower area, oversized wash basin, low-flush WC, and heated towel rail.

Stairs rise to the first-floor galleried landing, which benefits from a rear-facing window and provides access to all rooms on this level. Bedroom One is a rear-facing double room with feature fireplace and solid wood flooring. Bedroom Two is a front-facing double room, also with feature fireplace and solid wood flooring, enjoying pleasant views to the front. A box room offers ideal space for storage or a compact home office. A family bathroom serves this floor.

Bedroom Three is a front-facing room currently used as an additional reception space, featuring exposed beams and rooflights that flood the room with natural light and enhance its charm. Bedroom Four is another double bedroom with rear-facing window and rooflight; there is some restricted head height on access. This versatile room would suit use as an occasional bedroom, cinema room, or hobby space.

Outside

To the front of the property is access to a large single garage. A ginnel provides additional access to the rear garden, alongside direct access from the main house.

The rear garden is an easily maintained, walled patio garden with designated barbecue space — perfect for outdoor dining. The property enjoys pleasant views across the village and towards an adjoining field.

ELR PREMIUM - IMPORTANT PLEASE READ:

ELR is marketing this property with the benefit of 'ELR Premium'.

ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be an unnecessary sales process.

Purchasers will benefit from the pre-sale buyers pack, which we have created with our legal partners, Banner Jones Solicitors, to give buyers as much information as possible before they agree to purchase.

The pack includes:

Property Information Questionnaire (PIQ - a summary of the TA6)

TA10 (Fittings and Contents)

Official Copy of the Register

Title Plan

Local Search*

Water and Drainage Search*

Coal and Mining Search*

Environmental Search*

(ELR have ordered the local, drainage, coal and environmental searches; we will add these to the pack as they become available)

ELR Premium allows the sale process to be completed









Total area: approx. 212.7 sq. metres (2289.3 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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