Crowther | Key

SALES







£1,695,000

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Aeolus Bishops Lane
Buxton SK176UW









Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

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All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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Location

Aeolus enjoys an enviable position on the western fringe of Buxton — the celebrated Georgian and Victorian spa town set high in the Derbyshire hills and widely regarded as the gateway to the Peak District National Park — approximately one and a half miles from the town centre. The property lies close to the renowned Cavendish Golf Course, an Alister MacKenzie design opened in 1925; MacKenzie also designed the Augusta National, and Cavendish is regarded by many as his inspiration for it, being consistently voted among the top 100 courses in England. Buxton town centre offers an excellent range of independent retailers, High Street names, cafés and restaurants around the pedestrianised Spring Gardens, alongside the renowned Opera House and the 23-acre Pavilion Gardens, while Buxton railway station provides regular direct services to Manchester Piccadilly. The surrounding hills, dales and countryside of the Peak District are all right on the doorstep.

Ground Floor

Porch — 10'2" × 6'4" (3.10m × 1.93m)
Six uPVC double glazed windows and a composite front door.

Entrance Hall — 21'7" × 8'2" (6.58m × 2.49m)
Log burner, uPVC French doors to the rear garden, staircase rising to the first floor, and a built-in cupboard housing the Ideal Logic combi boiler and unvented cylinder.

Drawing Room — 24'1" × 19'2" (7.34m × 5.84m)
A magnificent formal drawing room offering exceptional proportions and an abundance of natural light. Beautifully finished with premium Ted Todd Cashmere Herringbone oak flooring, this elegant space flows seamlessly into the orangery, creating an impressive open-plan entertaining area ideal for both large gatherings and relaxed family living.
seven uPVC double glazed windows. The striking bespoke staircase has been individually designed for the property, featuring light oak treads, substantial newel posts and quality craftsmanship throughout. It provides an elegant architectural focal point that sets the tone for the home.

Orangery — 26'8" × 11'8" (8.13m × 3.56m)
The orangery extends the principal living space, providing a stunning connection between the home and the gardens. Flooded with natural light, it complements the drawing room to create a superb entertaining environment with generous space for dining, relaxing and hosting.

Kitchen / Breakfast Room — 23'2" × 15'10" (7.06m × 4.83m)
Fitted with an attractive range of units with marble worktops and matching wall cupboards. Range cooker, stainless steel sink unit, central island unit with breakfast bar, and two double radiators.

Play Room — 16'10" × 17'7" (5.13m × 5.36m)
Six uPVC double glazed windows and two double radiators.

Side Porch
Three uPVC double glazed windows and a door to the inside.

Sitting Room — 19'5" × 19'5" (5.92m × 5.92m)
A superbly proportioned dual-aspect reception, six uPVC double glazed windows and two sets of uPVC French doors opening to the rear garden.

Occupying its own dedicated wing adjacent to the drawing room, this newly refurbished leisure suite has been thoughtfully designed to deliver an exceptional lifestyle experience, seamlessly combining entertaining, wellness and recreation.

Bar / Games & Entertainment Area — 29'0" × 18'10" (8.84m × 5.74m)
Designed for entertaining on every scale, this exceptional bar and games room centres around a bespoke handcrafted L-shaped sit-up bar, naturally creating a sociable space where family and friends can gather. Finished with a handcrafted patinated zinc countertop, bespoke copper sink, custom brass shelving and gantry, and an antique mirrored back bar, it combines craftsmanship with striking design. Large-format Italian Imari porcelain tiles complete the room, while the generous proportions provide ample space for games, dining or enjoying live sport from the comfort of the bar. Integrated storage also accommodates a full-size table tennis table, ensuring the room is as practical as it is impressive.

A truly exceptional entertainment space featuring a bespoke handcrafted bar with a patinated zinc countertop, bespoke copper sink, custom brass shelving and gantry, and an antique mirrored back bar, creating an authentic luxury cocktail bar feel. Italian large-format Imari porcelain tiles complete the finish, while integrated storage provides space for a full-size table tennis table, making this a versatile room for entertaining family and friends, with three sets of uPVC French doors opening to the rear garden and an extensive.

Gym — 22'0" × 16'2" (6.71m × 4.93m)
A spacious, fully equipped gymnasium featuring floor-to-ceiling mirrored walls and generous proportions, providing ample room for a comprehensive range of fitness equipment and training zones, uPVC French doors.

Spa Room — 17'8" × 17'1" (5.39m × 5.21m)
A luxurious private spa featuring a sunken hot tub, elegant mosaic detailing and large-format Italian Imari porcelain tiles, with premium non-slip flooring that enhances both the aesthetic and functionality of this tranquil wellness space, uPVC French doors to the garden, a sunken hot tub and an built specialist dehumidifier.

Cinema Room — 12'5" × 7'9" (3.78m × 2.36m)
A dedicated home cinema finished with premium Ted Todd flooring, offering the perfect setting for immersive film nights, sporting events or family entertainment.

Changing Room
Designed with guests in mind, the dedicated changing room serves the leisure suite and features a contemporary shower room and WC, providing a convenient space to freshen up after enjoying the gym or spa. Thoughtfully positioned, it allows the leisure facilities to be used independently from the main living accommodation, enhancing both comfort and practicality.

Shower Room
Shower enclosure and two uPVC double glazed windows.

Separate WC
Low flush WC, designer wash hand basin set within a vanity unit and two uPVC double glazed windows.

First Floor

Landing
Victorian reproduction column radiator.

Master / Dressing Room / Study and En Suite Bathroom / Boiler Room are all linked.

Master Bedroom — 20'10" × 16'9" (6.35m × 5.11m)
Three uPVC double glazed windows, uPVC French doors opening onto a balcony, and two Victorian reproduction column radiators.

Dressing Room — 20'7" × 10'9" maximum (6.27m × 3.28m)
Purpose-built and forming an integral part of the impressive principal suite, this bespoke dressing room provides extensive fitted storage and an elegant space for dressing. Positioned adjacent to the principal bedroom, it completes a luxurious suite comprising the bedroom, en-suite bathroom, private office and dedicated dressing room, creating a truly exceptional retreat within the home.

Study — 28'7" × 8'4" (8.71m × 2.54m)
Four uPVC double glazed windows, two Velux roof windows, and fitted wardrobes with shelving.

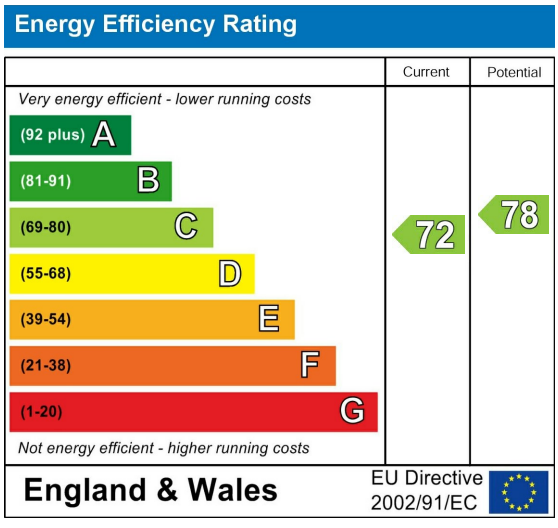
En-Suite Bathroom — 16'0" × 11'0" (4.88m × 3.35m)
Large shower enclosure, designer oval bath, twin wash hand basins set within a vanity unit, low flush WC, designer column radiator, heated towel rail, extractor fan and four uPVC double glazed windows.

Storage Room - 11'8" × 8'4" (3.56m × 2.54m)
Discreetly concealed behind bespoke doors within the dressing room, a generous hidden room offers a unique and versatile space. Large enough to be converted into an additional bedroom (subject to any necessary consents), it is equally suited as a secure storage area, hobby room or studio, adding an unexpected and distinctive feature to this exceptional home.

Bedroom — 11'10" × 12'10" (3.61m × 3.91m)
Three uPVC double glazed windows and a Victorian reproduction column radiator.

GROUND FLOOR





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