



# Intakes Farm Higher Chisworth



**Intakes Farm  
Higher Chisworth  
Glossop  
Derbyshire  
SK13 5SA**



**3**



**2**



**1**



**G**



**84.82acres**

An exceptional opportunity to acquire a stunningly situated period stone farmhouse with adjoining barn, further barns and over 80 acres of land in a sought after area of countryside.

The property is set in a peaceful, rural location with outstanding views and lends itself for complete modernisation and reconfiguration.

The stone farmhouse dates probably from the 1600's and will be an exciting project for a new owner. The adjoining stone barn would be readily included within any refurbishment subject to planning and in addition there are some other farm buildings.

**Guide Price:**

**Offers in excess of £950,000**



Ashbourne Office - 01335 342201



[ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)



# Description

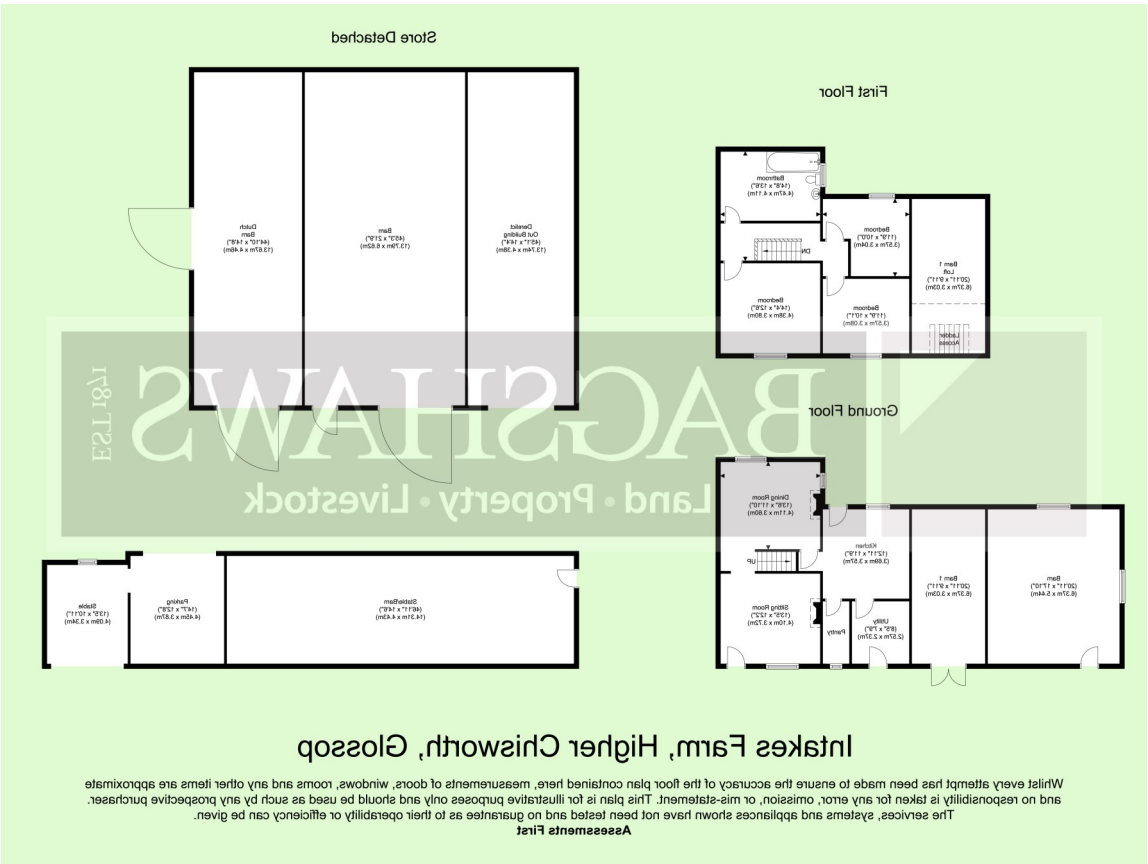
This is a traditional stone farmhouse built high in a moorland setting and comprises 3 Bedrooms and bathroom to the first floor and two reception rooms on the ground floor.

The property requires complete renovation but it is a good solid stone house of considerable age.

The stone barn comprises of two parts and it seems likely that this would be incorporated into a remodelled residence.

All the land is laid to pasture although we understand that in the past some of it has been ploughed and used for arable cropping.

Viewing is essential to appreciate the location and the possibilities that this property offers.



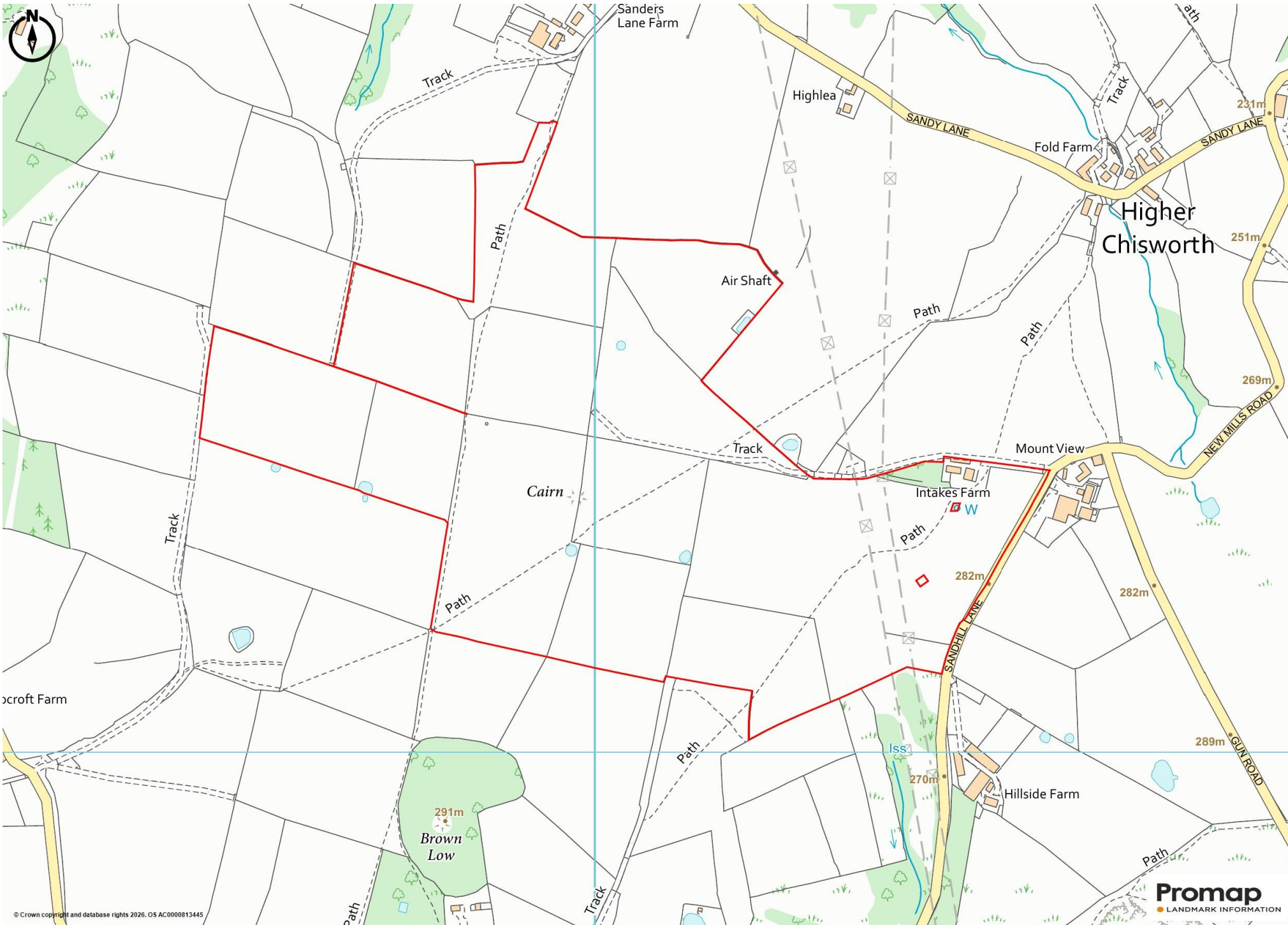
# Externally

The outbuildings comprise of a portal framed hay barn with lean-to, a stone shed, disused pig sty and further stables.

The land is set within a ring fence and is all currently laid to pasture. It is divided into a number of sensible sized enclosures in the main separated by dry stone walls.

There may be an opportunity to buy the land in lots subject to discussion with the selling agents.





# General Information

## **Services:**

There is a private water supply and private drainage. Mains electricity.

## **Tenure and Possession:**

The property is sold Freehold with vacant possession.

## **Sporting, Timber and Mineral Rights:**

We understand the mineral rights are excluded from the sale.

## **Rights of Way, Wayleaves and Easements:**

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

## **Fixtures and Fittings:**

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## **Local Planning Authority:**

High Peak Borough Council, Buxton Town Hall, Market Place, Buxton, SK17 6EL. T: 01298 28400

## **Directions:**

From Higher Chisworth take New Mills Road which leads into Sandhill Lane. The Farm will be found on the right hand side identified by our for sale board.

## **Viewings:**

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

## **Council Tax Band – C**

## **EPC – G**

What3Words: basin.tunes.stunt

**Method of Sale:** The property is for sale by private treaty. We seek offers for the whole although offers for parts of the holding may be considered by the vendors.

## **Broadband Connectivity:**

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## **Mobile Network Coverage:**

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

## **Agents Notes:**

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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