



# Tongue Lane Farm

Buxton

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EST. 1967

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## Tongue Lane Farm

Tongue Lane

Buxton

Derbyshire, SK17 7PA

Bury and Hilton are delighted to offer for sale this fantastic opportunity which offers a perfect blend of peaceful and rural living whilst enjoying having amenities close by and not being isolated. Sitting in a plot which totals approximately 1.943 acres.

The internal accommodation is in true bungalow form which is light and deceptively spacious over one level, with three double bedrooms, lounge, dining kitchen, porch/utility, shower room and separate WC with bright entrance hallway.

**OIRO- £595,000**



3



2



1



E



1.9 ac



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**BURY &  
HILTON**  
EST. 1978





## Tongue Lane Farm

One of the standout features of this property is the land and outbuildings it encompasses. This outdoor space presents a wonderful opportunity for those who meet the Derbyshire Agricultural Occupancy Clause. Two detached outbuildings with power and lighting with further outbuildings in need of renovation and paddock is a rare find in its location.

Located on the outskirts of the picturesque town of Buxton, known for its stunning scenery and rich history, this property is not only a home but a lifestyle choice. With local amenities, schools, and transport links nearby, it offers the perfect balance of rural living and modern convenience.

This property on Tongue Lane is a rare find with land and outbuildings in a sought-after location. It is an excellent opportunity for anyone looking to invest in a home that offers huge potential.

Surrounded by countryside with fabulous views to the rear of the property. Offered for sale with no onward chain. Viewing is strictly via appointment only.

### **Externally:**

Externally the property is approached up a private driveway leading to ample off road parking, detached garage and outbuilding with gates leading to further derelict outbuildings with paddock.

# Accommodation

Entrance Hallway- uPVC obscure glazed front entrance door. Two radiators. Cupboard housing the oil fired boiler and second cupboard housing the hot water cylinder.

Lounge—uPVC window to front and side. Electric fire with stone surround. Two radiators.

WC- uPVC obscure glazed window to front. WC and wash hand basin. Radiator.

Bedroom- uPVC window to rear. Radiator

Bedroom- uPVC window to rear. Radiator

Bedroom- uPVC window to front. Radiator



# Accommodation



Shower Room- Fitted with a matching suite comprising: Shower unit with Mira electric shower over, vanity wash hand basin and concealed cistern Wc with storage and shelving. uPVC obscure glazed window to front. Radiator. Heated towel rail. Partially tiled walls.

Inner hallway- Radiator. Tiled flooring. Loft access.

Dining Kitchen- Fitted with a matching range of wall and base unit with drawers with granite work surface over incorporating one and a half bowl sink with mixer tap and drainer. Neff electric hob with extractor hood over and integrated oven and microwave. Integrated fridge, freezer and dishwasher. Tiled flooring. Dining area with space for dining table. Two uPVC windows to rear. Radiator.

Utility/Porch- uPVC rear door with windows to side. Space and plumbing for washing machine. Radiator. Tiled flooring.





## External Space

Detached Garage- With electric remote controlled roller shutter door. uPVC window to front. Power and lighting.

Storage Room- uPVC window to front. Lighting and power.

Detached Outbuilding- With sliding door to front and door to side. Power and lighting. Fully alarmed.

Outside- To the front of the property is a gated access, leading to a tarmacked driveway to the rear proving off road parking for several vehicles of all sizes. Outside tap.

To the front of the property is a low maintenance garden laid with gravel and flag stones laid in a decorative pattern.

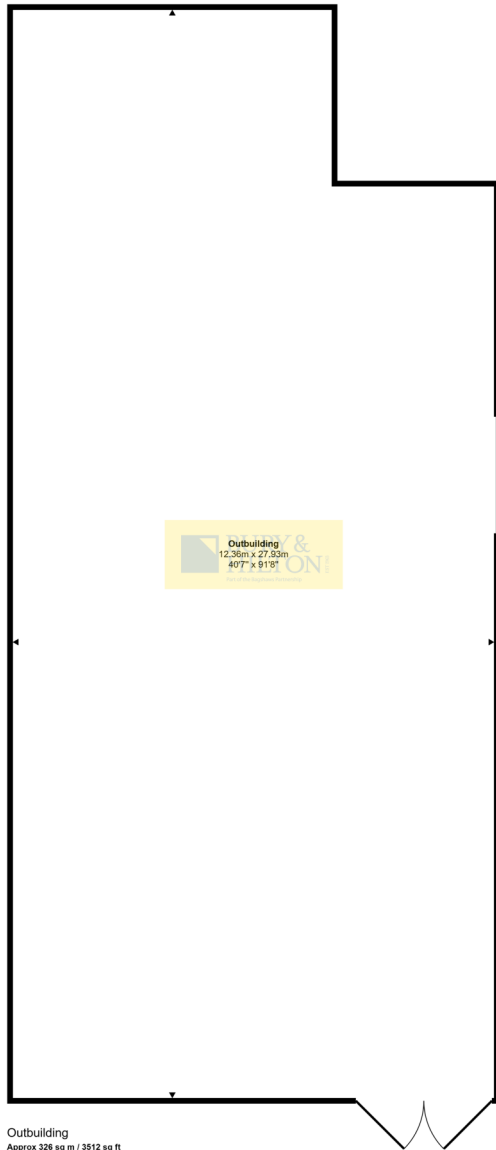
Gates lead to:

Derelict Outbuildings- A range of outbuildings which require substantial works including brick built former pig styes. Please note, some of these buildings are not safe to enter.

Land- The plot of the property is approximately 1.943 acres in total.

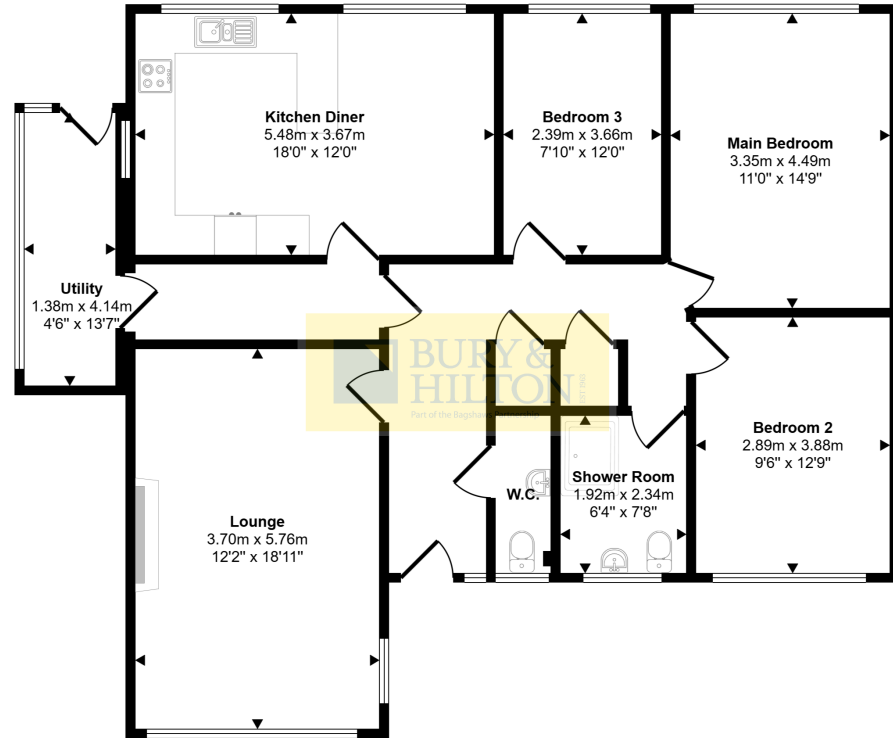
A paddock is entered to the bottom of the boundary via a gate with dry stone walls marking the boundaries.





Outbuilding  
Approx 326 sq m / 3512 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Floorplan  
Approx 113 sq m / 1221 sq ft

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Garage / Storage Room  
Approx 138 sq m / 1486 sq ft

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## HPBC- BAND D

## EPC- E

## FREEHOLD

**Agricultural Occupancy Clause-** The occupation of the dwelling shall be limited to persons employed, or last employed, locally in agriculture or in forestry and the dependents of such persons as defined in section 290/1 of the town and Country planning act 1971.

**Section 41 42 & 43 of the Town & Country Planning-** The condition is imposed in accordance with the above.

To ensure that the appearance of the building is in keeping with the established character of the locality.

Because of its location the site is not considered suitable for residential development not connected with agriculture.

**Services-** Mains water, mains electric, mains drains. Oil fired heating.

**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.

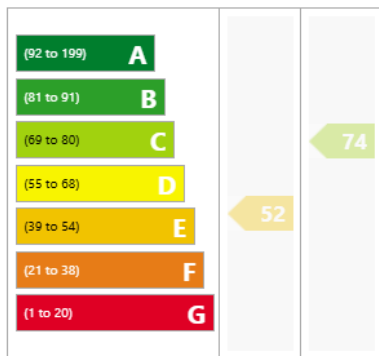
**Agents Notes-** Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their 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.

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

**Mobile Network-** 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.

**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.

**Viewings-** Viewings are strictly via appointment only through the Buxton office of Bury and Hilton as sole agents on 01298 27524 or [buxtonhomes@buryandhilton.co.uk](mailto:buxtonhomes@buryandhilton.co.uk)







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