



Callow House Farm Hathersage

**Callow House Farm
Hathersage
Hope Valley
S32 1AX**



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A rare opportunity to acquire a charming, detached former farmhouse of stone construction, together annexed accommodation and grassland suitable grazing and some for mowing, measuring approximately 6.54 acres.

For Sale by Public Auction on the 21st July 2025 at the Agricultural
Business Centre, Bakewell DE45 1AH

Guide Price £1,000,000—£1,100,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The property is set in the Hamlet of Millers Green, Nearby to the Town of Wirksworth and in a rural setting providing far reaching rural views, all the whilst having nearby amenities in Wirksworth and wider amenities in the nearby cities of Derby and Nottingham



Description:

This charming, detached former farmhouse, constructed of stone, offers immense potential for modernisation while retaining its original character and charm throughout. The property boasts flexible living space across two floors, complemented by an additional stone building that significantly extends the property's footprint, to present an excellent opportunity for residential development, subject to obtaining the necessary planning consents.

A one bedroom annexe benefits the property and offers potential for multi generational living.

The accommodation provides scope for creating a delightful home in a highly sought-after location, enhanced by the versatility of the adjoining stone building, annexe and land.

The property is further complemented by attractive gardens, woodland and grassland in total amounting to approximately 6.54 acres ideal for those with smallholding interests.

Directions:

From Hathersage use the B6001 to travel south, after approximately 1.1km take the right hand turn opposite "The Plough Inn", continue on this road where after approximately 2km a For Sale board will lie on the right hand side, use this access track, where the property will lie as indicated by a second For Sale board after approximately 100m

What3Words:///mush.mornings.downfield

Mineral , Timber and Sporting Rights:

Included as far as they exist.

Services:

The property is serviced with mains electricity, Private water and drainage, Central heating fuelled by LPG gas bottles.

Viewing:

Viewings to be arrange by appointment only through the Bakewell office—01629 812 777

Tenure and Possession:

The property is sold freehold with vacant possession upon completion.

Rights of Way, Wayleaves & Easements:

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

A public Footpath crossed the North easternmost fields.

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.

Vendor's Solicitors:

Ian Osborn—Taylor Emmet Solicitors

Bridge Street, Bakewell, DE45 1AH

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN

Method of Sale:

This property is to be sold by Auction on the Monday 21st July 2025 at 3 pm. The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire, DE45 1AH.

Deposits and Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) for all lots sold up to a value of £99,999. For any lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. of VAT), payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

Conditions of Sale:

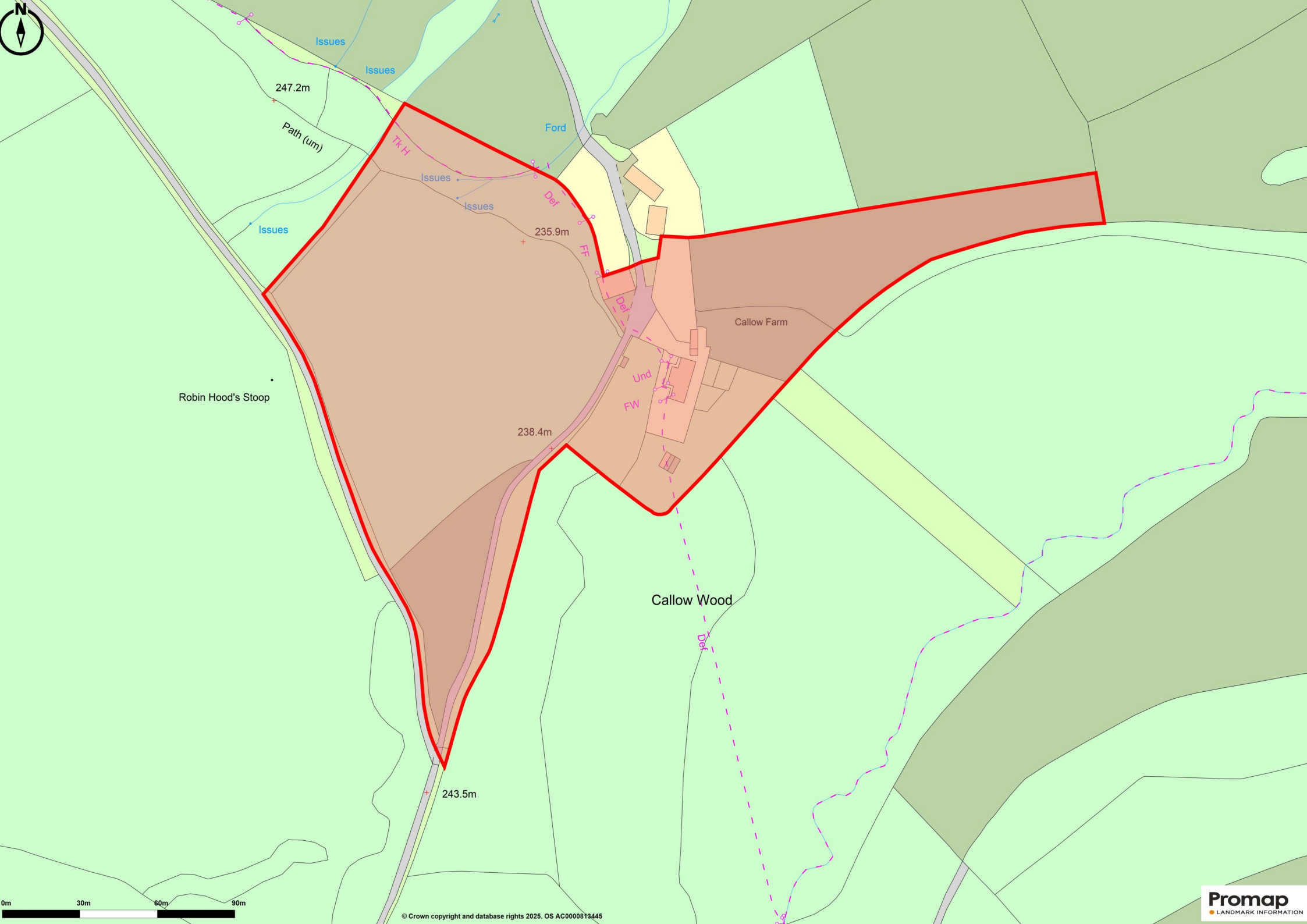
The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Money Laundering regulations 2017:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.







Robin Hood's Stoop

Ford

Path (um)

247.2m

235.9m

238.4m

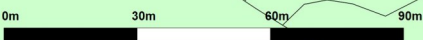
243.5m

Callow Farm

Und

FW

Callow Wood







Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH

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E: Bakewell@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

Offices in:

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RICS



CAAV



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Ombudsman**

