



The Old Cart Shed

Buxton Road, Tittesworth, Leek



The Old Cart Shed

Troutsdale Farm, Springbank Wood
Blackshaw Moor, Buxton Road
Leek, Staffordshire
ST13 8TJ



4



2



3



C



0.22 ac

A beautifully crafted semi-detached barn conversion in a peaceful rural setting. This spacious four bed home combines traditional charm with quality interiors, featuring exposed masonry, timber beams, and bespoke finishes throughout.

Set within approx. 0.22 acres of private gardens, the property offers both tranquillity and accessibility.

For Sale by Private Treaty

Guide Price: £580,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





The Old Cart Shed

Description

Old Cart Shed is a unique, characterful barn conversion offering breathtaking countryside views. Currently a successful holiday let, the property has full planning consent for permanent residence.

Inside, the home offers four bedrooms, spacious living areas, and handcrafted, high-quality interiors. Outside, the private rear garden, wild flower meadow and ample parking complete this charming rural retreat.

Location

Old Cart Shed enjoys a quiet, picturesque location with uninterrupted views of The Roaches, Hen Cloud, Morridge Top, and Tittesworth Reservoir. Just 2 miles from the sought-after market town of Leek, the property is close to excellent schools, shops, and local amenities.

The Peak District National Park is right on the doorstep, with scenic walks, trails, and watersports nearby. Despite its peaceful setting, the property has excellent road links to Buxton, Macclesfield, Bakewell, Ashbourne, and beyond.

Directions

From Leek, head northeast on the A53 Buxton Road for approx. 1.5 miles. Turn left at the 'Blackshaw Moor' sign onto a tree-lined driveway with a cattle grid. Continue for 0.5 miles, passing a second cattle grid to reach the farmyard.

What3Words: [///staining.sculpting.supporter](#)

Ground Floor

Crafted with Care, Full of Character

Old Cart Shed is finished to a high standard throughout, blending rustic charm with bespoke, handcrafted features.

The ground floor offers a beautiful farmhouse kitchen with bespoke oak units and generous space for dining and entertaining. Adjacent is a practical utility room and a convenient cloakroom. The cosy lounge, with a log-burning stove, exposed beams, and patio doors, opens to breathtaking countryside views and the rear garden. A stone-flagged hallway, featuring original granary steps, leads upstairs.









First & Second Floors

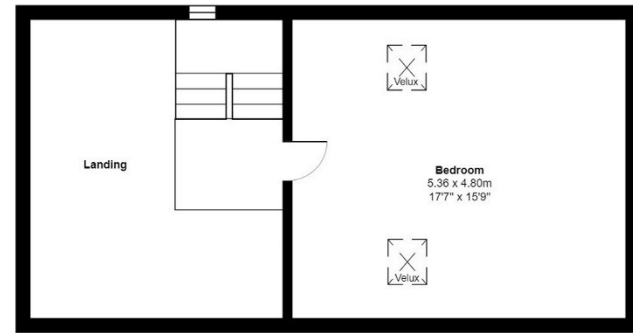
On the first floor, the landing showcases the original apex roof and impressive timber beams. Three spacious double bedrooms enjoy countryside views, two with ensuite shower rooms, plus a well-appointed family bathroom.

A fourth double bedroom occupies the second floor, with vaulted ceilings and velux windows framing the stunning rural landscape.

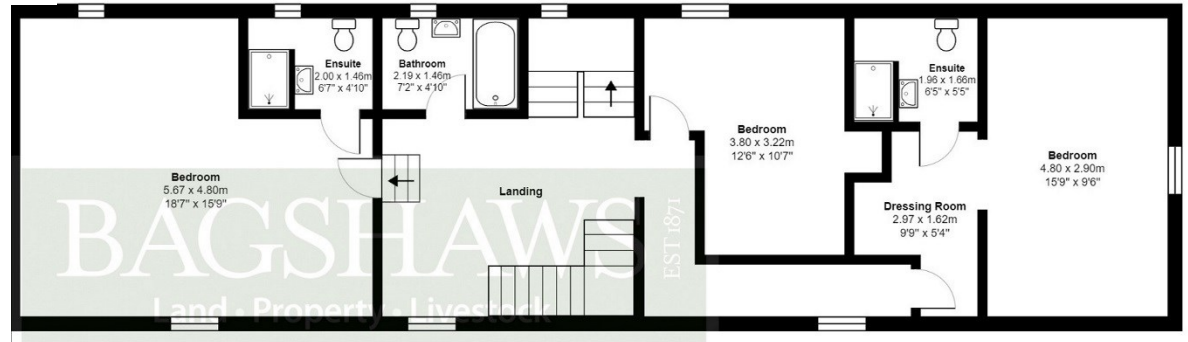




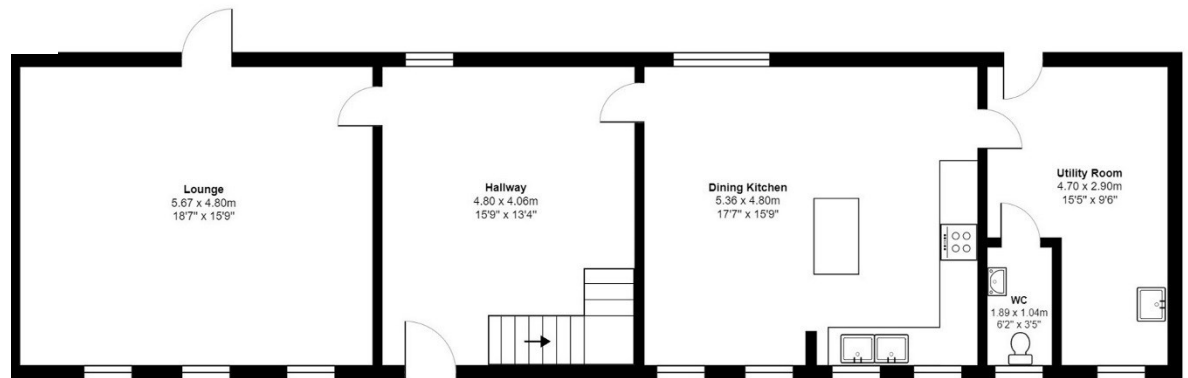




Second Floor

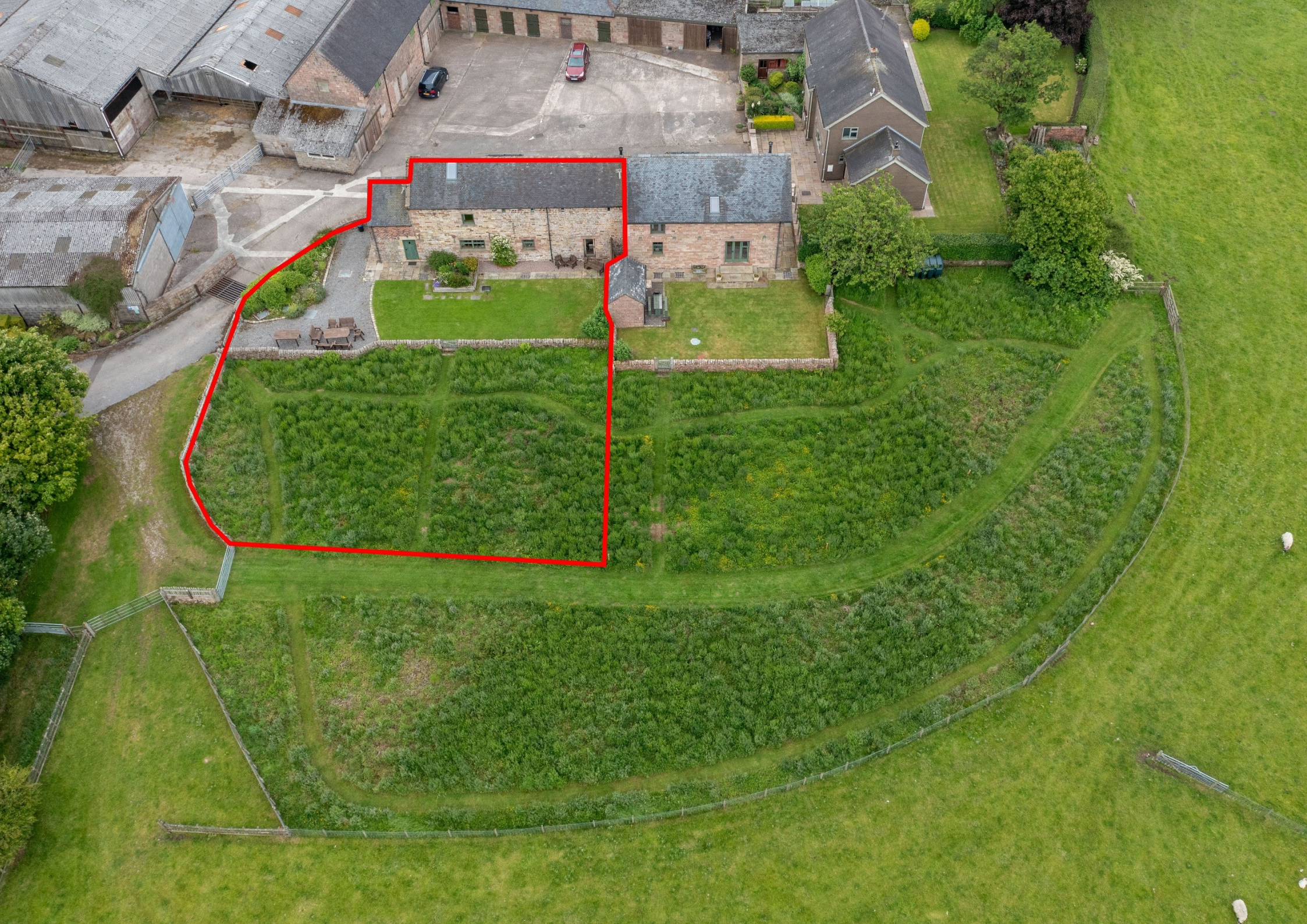


First Floor



Ground Floor

All measurements are approximate and for display purposes only



Externally

Externally, Old Cart Shed boasts a privately enclosed rear garden, beautifully lawned and complemented by a charming patio area—perfect for alfresco dining while enjoying uninterrupted views of The Roaches and the stunning Peak District landscape beyond. The property also includes a delightful wildflower meadow, offering a peaceful space to wander and enjoy the changing seasons. To the front, ample off-road parking is available within the shared courtyard.





General Information

Services:

The property benefits from mains water, electricity and drainage. The barn benefits from a ground source heat pump and underfloor heating.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Sporting, Timber and Mineral Rights:

It is understood that these are included in the sale as far as they exist.

Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. Access to the property would be via right of way across a private driveway (shaded blue in the attached plan), of which a public footpath runs alongside. The parking area/yard is shared with the neighbouring properties.

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:

Staffordshire Moorlands: 0345 605 3010 || planning@staffs Moorlands.gov.uk
Staffordshire Moorlands District Council, Moorlands House, Stockwell Street,
Leek St13 6HQ

Viewings:

Strictly by appointment only through the sole selling agents Bagshaw. Please contact the Bakewell Office on 01629 812777 or by email at bakewell@bagshaws.com.

EPC: C

Method of Sale: The property is for sale by private treaty.

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.

Parking:

Parking is located in front of the property in the courtyard.

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.





The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire, DE45 1AH
T: 01629 812777
E: bakewell@bagshaws.com
www.bagshaws.com
In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811



RICS



CAAV



OnTheMarket.com



**The Property
Ombudsman**

