



Burrs Farm

Chelmorton



**Burrs Farm
Caxterway Lane
Chelmorton
Buxton
SK17 9SP**



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17.41 ac

A truly imposing Farmhouse, set surrounded by 17.41 acres of land.

Burrs Farm offers an impressive country residence, finished to a high standard throughout, providing quiet rural living, with outbuildings and stabling. In a rural setting nearby to the attractive village of Chelmorton and within the Peak District National Park.

Guide Price:

£1,400,000



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Burrs Farm

Summary:

Burrs Farm offers a stunning rural position, with seclusion and privacy whilst boasting accessibility to nearby popular towns and transport links. The property has been finished to an exceptional standard and provides a substantial stone-built farmhouse offering seven bedrooms, a modern agricultural building, various timber stable blocks, a useful yard area and surrounding grassland in good heart, all totalling approximately 17.41 acres. Burrs Farm is currently utilised and provides a successful business as a county holiday retreat, offering residence for large parties and groups with the availability to sleep 20, alongside offering a wild campsite within one paddock. The property oozes huge potential for both a family home and/or business venture, suiting those seeking a rural lifestyle with equestrian, farming, amenity or hospitality interests.

Location:

Burrs Farm occupies a wonderful private position, with far reaching views over the surrounding countryside, located within the heart of the Peak District National Park offering endless trails for walkers and cyclists.

The farm is located off Caxterway Lane, just to the north of the village of Chelmorton. The property lies a short distance from the popular spa town of Buxton (5.3 miles), where a wide range of amenities are on offer including primary and secondary schools, public houses, Churches, supermarkets and high street shops. Further nearby towns and villages include Taddington to the northeast (3.6 miles), Longnor to the south (5.3 miles), Bakewell to the east (9.1 miles) and Chapel-en-le-frith to the north (11.2 miles). The town of Chesterfield and city of Sheffield are both just under 25 miles to the northeast.

The property boasts nearby road links, with the A6 and A515 being only 2 miles away respectively.

The Farmhouse

The farmhouse boasts a private, rural position with panoramic views across the Derbyshire countryside. Historically the country manor house of Chelmorton, the attractive farmhouse is constructed of stone under a slate roof and stands prominently within the farmyard offering substantial family-accommodation across three floors.

The front entrance opens to a large hallway and grand, oak staircase, giving entrance to the spacious farmhouse kitchen with exposed beams and external patio doors to the rear garden. The dining kitchen boasts ample entertaining space with tasteful fitted units finished to a high standard, an AGA housed by a traditional brick archway, and a Belfast sink located to provide picturesque views of the rear garden and fields beyond. A pantry is located off the kitchen and offers vast storage space, with a further pantry located from the side hallway. The kitchen also gives access to a useful utility and cloakroom with fitted units and a w.c., with an external rear door to the garden.

The front hallway also opens to a pleasant sitting room with dual aspect views, exposed beams and a traditional stone fireplace accommodating a log burner. A spacious dining room sits the alternate side of the hallway, with a fireplace, and gives access to a second sitting room/games room offering triple aspect views, patio doors to the rear and a characterful brick-built fireplace.







First and Second Floors

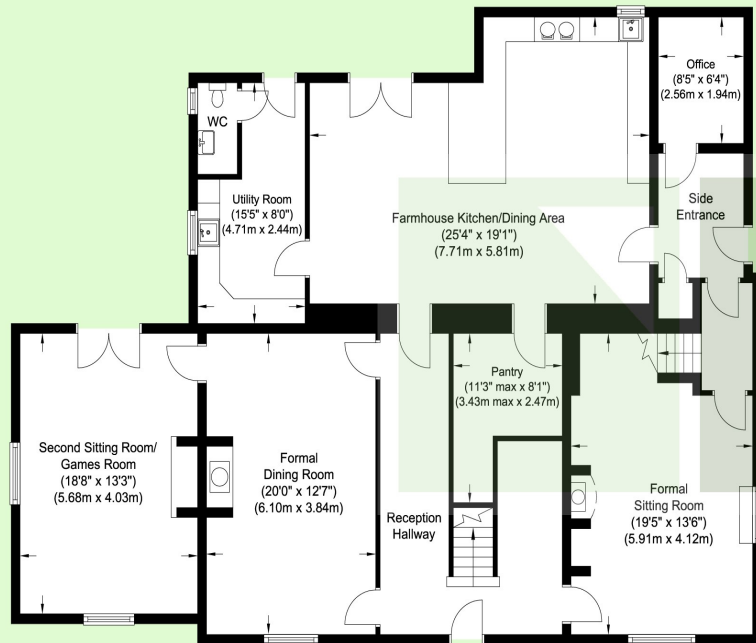
The property benefits from two ground floor stairwells, both leading up to a generous galleried landing, and give access to four double bedrooms on the first floor. The bedrooms provide spacious, bright accommodation, each offering alternative rural views across the neighbouring landscapes. Three bedrooms boast en-suites, finished to a high standard and providing basins, w.c. and showers. A family bathroom sits to the rear of the farmhouse and offers a basin, w.c., walk-in shower and bath, with rural views to the south.

From the smaller staircase, the second floor is accessed and offers three further double bedrooms with characterful pitched roofs and exposed beam ceilings, along with velux roof windows. One of the second floor bedrooms offers an en-suite with basin, w.c. and shower, and under the eaves built-in storage cupboards.

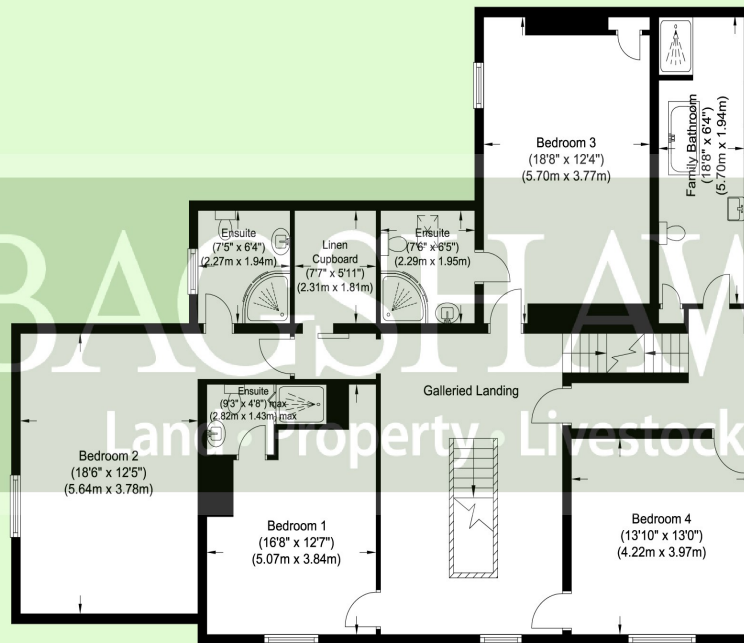




Ground Floor



First Floor



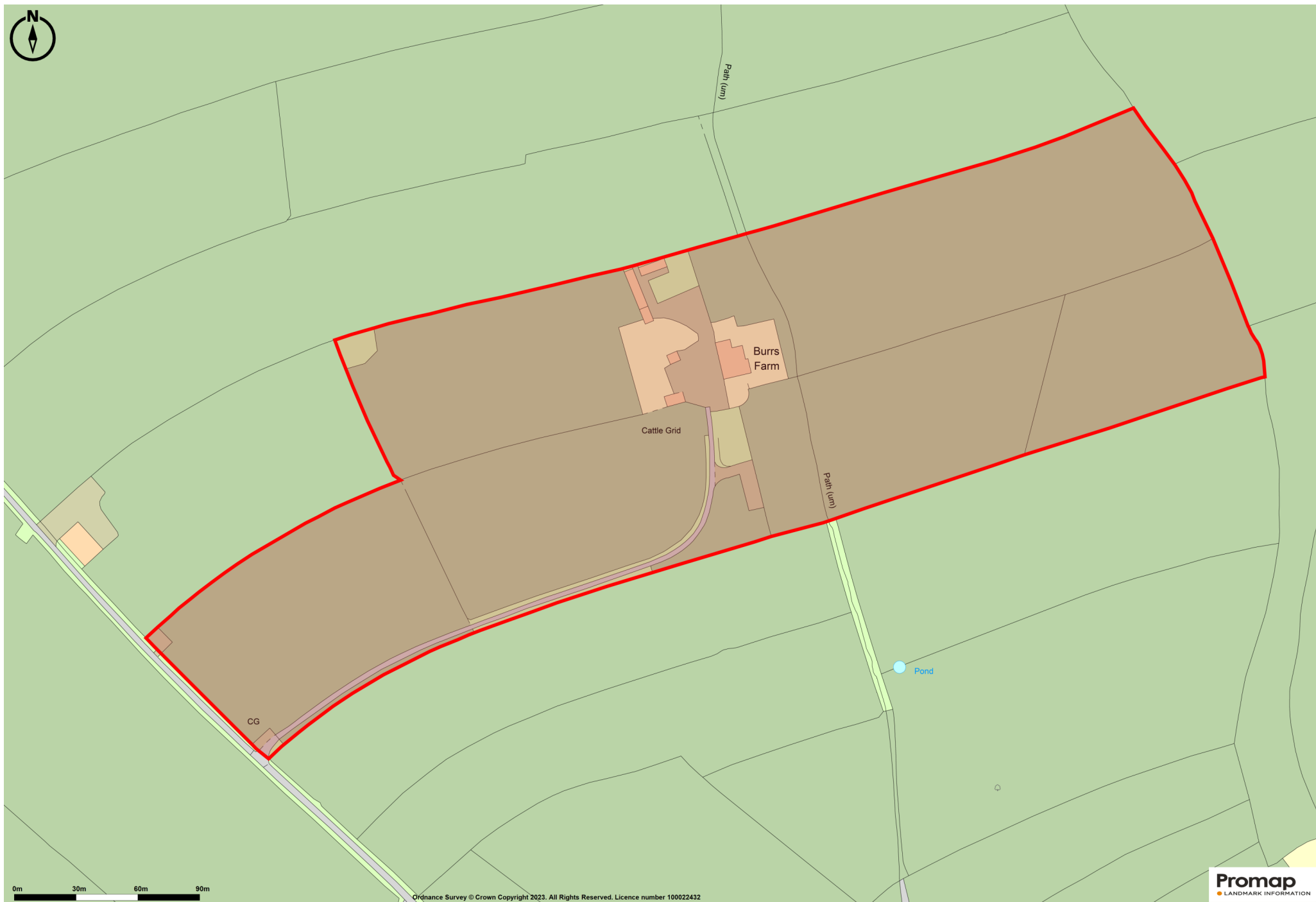
Second Floor



Burrs Farm, Caxterway Lane, Chelmorton, Buxton, SK17 9SP

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



0m 30m 60m 90m

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Externally

To the rear of the farmhouse, a large lawned garden lies bounded by dry stone walling complete with a paved patio area, summer house, outdoor dining and seating spaces, and raised bordered shrub beds. To the side of the farmhouse, a decked area provides further outdoor seating space and a hot tub screened by mature hedges. The outlook from each aspect offers peaceful rural views, whilst the garden merges into the grassland, currently utilised as a 'footgolf' site for guests. There are also garden stores and a summer house.

Buildings

The buildings at the property are situated to the west of the farmhouse, with a large yard area offering ample parking for multiple vehicles, along with space for further possible buildings subject to obtaining the appropriate approvals. The buildings can be briefly summarised as follows:

Modern Agricultural Building

A four-bay, modern agricultural steel portal frame building with timber cladding surround, with the benefit of the concrete yard surrounding. The building is internally divided and is multi-purpose in its suitability, with the ground floor currently utilised for agricultural storage and utility area and the first floor converted into storage and hobby/games rooms.

Stables

All positioned in an 'L' Shape, three block of timber stables, comprising seven good sized stables with a front overhang together with tack store and a large hay store. The stables has vehicular access and standing for storage, water and electric.

Land

The land surrounds the property, and is within a single ring fence, comprising approximately 17.41 acres (7.04 hectares). The land is all down to grass, divided into multiple paddocks, and in good heart suitable for both mowing and grazing of all livestock and horses. Boundaries are a mixture of dry stone walling and post and wire fencing, all in reasonable order. The land is of sizeable but manageable acreage and would suit those seeking a rural lifestyle, with equestrian or smallholder/hobby farming interests.

The parcel of land adjacent to Caxterway Lane is currently utilised as a popular campsite, with basic toilet facilities to the west corner of the paddock. Alongside the holiday-let business, a paddock to the rear of the farmhouse has been converted to a private footgolf course for guest use only and measures approx. 3.71 acres.





Directions

From Bakewell, travelling on the A6, travel past Taddington Village, and stay on the A6 before turning left onto the A5270, stay on this road for a further 1.1 miles before taking a right hand turn onto Caxterway Lane, the property lies on the right hand side.

The entrance to the farm drive is at What3Words /// imprinted.zoned.engine

Timber, Minerals & Sporting Rights

Included insofar as they exist.

Fixtures, Fittings & Plan

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.

Tenure and Possession

The property is sold freehold with vacant possession granted on completion.

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

Owing to the property's location, mobile network coverage may be limited. Prospective purchasers are advised to consult the website of Ofcom (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this area.

Services

The farmhouse benefits from mains water, electricity and oil fired central heating. Domestic drainage is by way of a private system.

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. The property benefits from full rights of way along Caxterway Lane up until the beginning of the driveway. We understand there to be a footpath which crosses the property.

Local Planning Authority

The Peak District National Park Planning Authority.

Council Tax

Derbyshire Dales District Council Tax Band 'F'

EPC

Band D (60)

Solicitors

TBC

Method of Sale

The property is for sale by private treaty.

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.

Agents Note;

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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