



Riversdale Farm  
Bakewell



**Riversdale Farm  
Coombs Road  
Bakewell  
Derbyshire DE45 1AR**



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Riversdale Farm presents an exciting opportunity to acquire an attractive stone -built detached property on the edge of the sought-after market town of Bakewell, situated within the heart of the Peak District National Park. The property includes a four bedroom characterful dwelling together with extensive gardens, a small range of traditional outbuildings, within a plot extending to approx. 0.29 acres.

There is the opportunity to purchase a further 10.21 acres of nearby grassland, available by separate negotiation.

**For Sale by Private Treaty.**

**Guide Price: £825,000**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





# Riversdale Farm

## Location:

Riversdale Farm sits upon Coombs Road, within walking distance of the picturesque and sought-after rural market town of Bakewell, in the heart of the Peak District National Park, with an array of amenities within close proximity including high street shops, a post office, public houses, primary and secondary schools, restaurants, and medical centres. Further nearby towns include: Matlock to the southeast (9.0 miles), Buxton to the west (13.1 miles), Chapel-en-le-Frith to the northwest (15.4 miles), and Chesterfield to the east (13.1 miles). The cities of Sheffield, Derby, and Stoke-on-Trent are all within a 30-mile radius, providing further shopping, dining, and transport connections. The local area offers a wealth of walking routes, with the Monsal Trail just 500m from the property, along with nature trails and scenic viewpoints ideal for outdoor pursuits.

## Description:

Riversdale Farm presents a wonderful opportunity to acquire a characterful country property, boasting a highly desired location within the town of Bakewell and the Peak District National Park. The property briefly comprises a spacious, detached four-bedroom dwelling, a small range of useful and flexible traditional outbuildings, extensive gardens with mature shrubbery, and plentiful off-road parking. The property boasts a plot of 0.29 acres (0.12 hectares), with the opportunity to purchase a further 10.21 acres (4.13 hectares) of grassland and stables by separate negotiation (outlined blue).

The sale offers a unique opportunity for those seeking the 'country lifestyle' whilst boasting the convenience of town nearby and within close proximity to a broad range of amenities and road links.

## Directions:

Head east out of Bakewell town centre along Bridge Street, after the bridge bear right onto Station Road. Take an immediate right onto Coombs Road and follow the road for approximately 0.5 miles, with the showground on your right. The property can be found on your right hand side.

What3Words://celebrate.Back.dislikes

# Accommodation

Riversdale Farm presents a perfect spacious family home with accommodation across two floors, requiring some internal modernisation allowing a purchaser to decorate to their own taste, but offering much character with charming traditional features.

Welcomed through an inviting entrance hall, the ground floor offers a generous sitting room large windows overlooking the gardens creating a bright space, built-in storage coves, and a gas fireplace. The kitchen locates to the rear of the dwelling, with fitted units presenting much worktop space, and boasts countryside views across the adjoining grassland. The kitchen wraps continues through to a useful pantry and storage area, with access to a utility/laundry room and cloakroom with w/c and hand basin. The ground floor further presents a dining room, and a snug hosting a log burning fire and stairs up to the first floor.

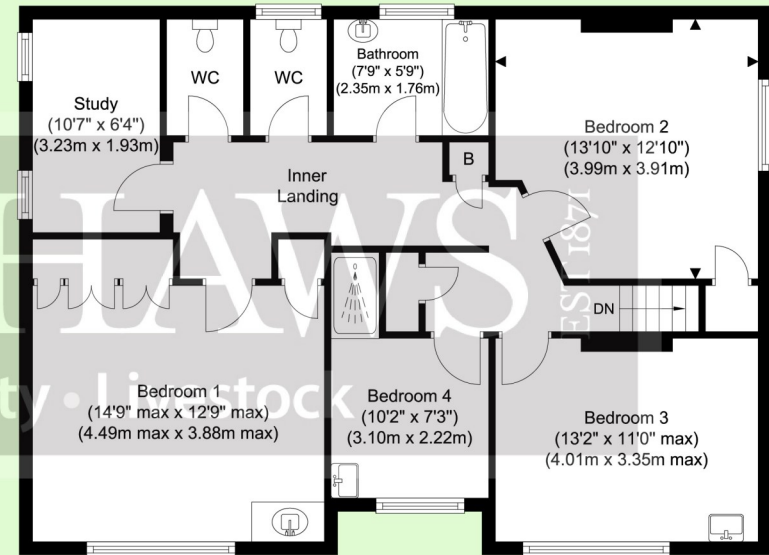
From the landing, the first floor offers a Master Bedroom with built-in storage and hand basin, two further double bedrooms, a fourth bedroom complete with a shower room, and a study/fifth bedroom. A family bathroom hosts a bath and basin, with two separate w/c's. Each of the bedrooms benefit from far-reaching views across the Derbyshire countryside, and the accommodation offers a flexible layout allows one to adapt and tailor to their preference.



## Ground Floor



## First Floor



## Riversdale Farm, Coombs Road, Bakewell

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**





## Externally

Riversdale Farm occupies a generous plot, with impressive gardens surrounding the dwelling hosting an array of mature trees and shrubbery, lawned areas, a feature pond, and planted borders. Adjoining the house to one end, a greenhouse/potting shed offers a perfect haven for relaxation and for those who are 'green fingered' to enjoy. The property boasts a large gravel driveway to the front, with a gated entrance from the roadside, presenting private off-road parking for multiple vehicles.

## Outbuildings

The property offers a small range of traditional outbuildings, briefly comprising a stone-built workshop, various garden stores, a potting shed, and a large barn. Although currently tailored to gardening, each of the buildings are highly flexible in their uses, with great potential depending on the purchasers needs and would perfectly suit a home workshop/office.



# Available by separate negotiation

A further 10.21 acres of grassland and stables situates further along Coombs Road, outlined blue on the plan, benefitting from separate roadside access. The paddocks are all down to grass, suitable for both mowing and grazing, and are considered to be in good heart.

The stables and field shelters are slightly aged, yet are functional and them being in situ holds weight should somebody wish to replace them. The land is perfectly suited to those with equestrian and smallholder interests, with walking distance of the dwelling.

**Please note** the land and stables will not be sold prior to the main property.





# General Information

## Services:

The property benefits from mains water and electricity, with drainage via a private cess pit, and gas-fired central heating.

## 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.

## Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

## Mineral and Timber 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 and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

**Council Tax Band:** F    **EPC Rating:** F

## Vendor's Solicitors:

Taylor Emmett Solicitors, Riverside Business Park, Buxton Rd, Bakewell, Derbyshire DE45 1GS

## Planning Authority:

Peak District National Park, Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE

## Local Authority:

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

## 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.

## Method of Sale:

The property will be offered for sale by private treaty.

## Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

**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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