



Hall Hill Farmhouse
Newtown, Longnor



Hall Hill Farmhouse
Newtown
Longnor
Buxton
Derbyshire SK17 0NG



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0.46 ac



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Hall Hill Farmhouse presents a unique opportunity to acquire a beautifully finished country residence boasting tasteful interiors with much character and charm throughout. The property includes a Grade II Listed three-bedroom farmhouse together with various stone garden outbuildings and impressive surrounding gardens and woodland extending to a total of approximately 0.46 acres (0.19 ha). The property enjoys far-reaching rural views in a peaceful situation within the Peak District National Park.

For Sale by Private Treaty.

Offers over : £625,000

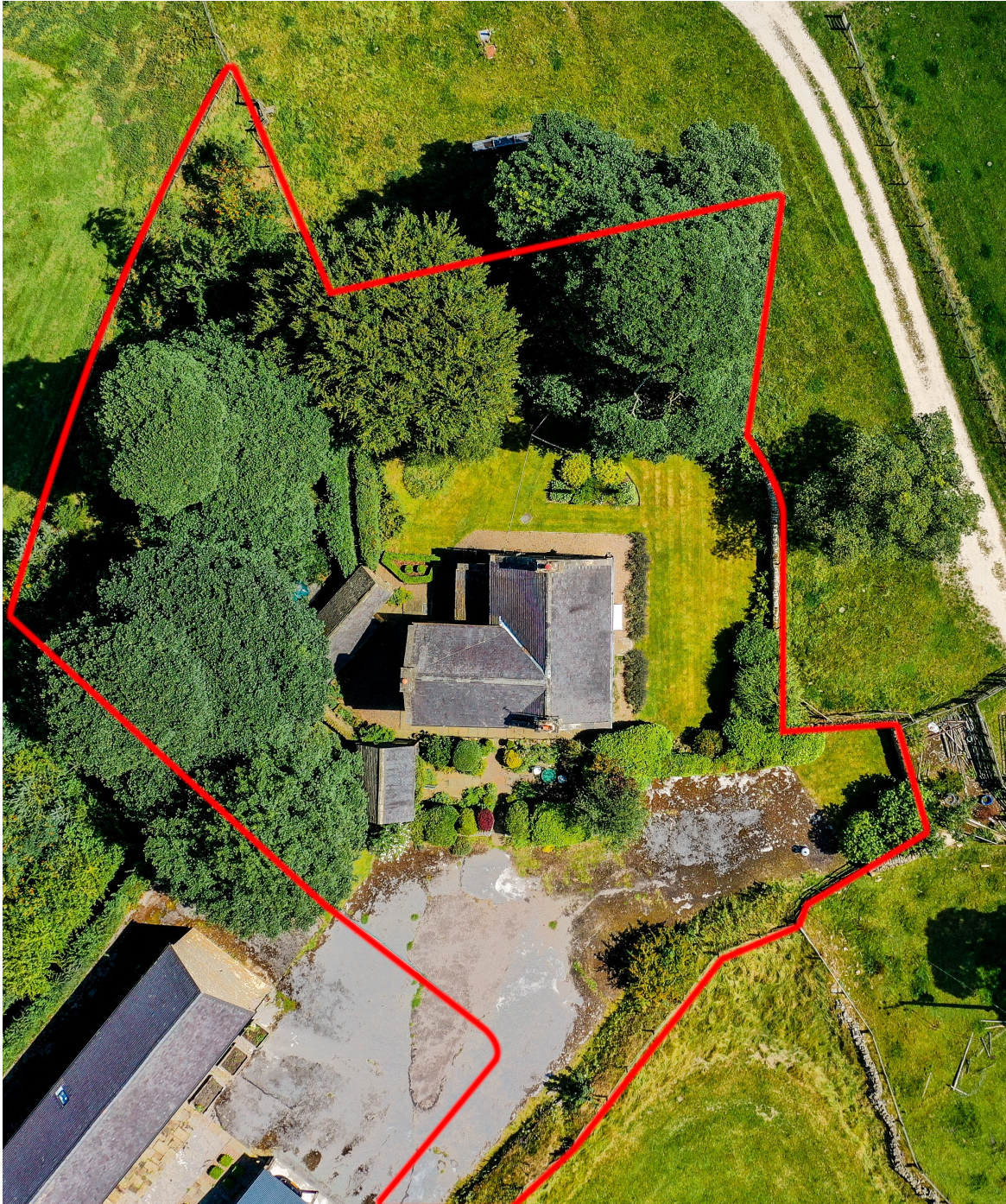


Bakewell Office - 01629 812777



Bakewell@bagshaws.com





Hall Hill Farmhouse

Location:

Hall Hill Farmhouse is set on the edge of the picturesque and sought-after village of Longnor, enjoying beautiful rural views across the surrounding countryside. As a charming Peak District village, Longnor offers a range of local amenities including a village shop, a post office, a public house, and a primary school. A broader selection of amenities can be found in nearby market towns such as Leek to the southwest (9 miles), Buxton to the northwest (10 miles), and Bakewell to the east (12 miles). The cities of Manchester, Sheffield, and Derby are all within a 30-mile radius, providing further shopping, dining, and transport connections. The local area boasts a wealth of walking routes, nature trails and scenic viewpoints, ideal for those who enjoy outdoor pursuits.

Description:

Hall Hill Farmhouse presents an wonderful opportunity to acquire a characterful country property, boasting a sought-after rural location within the Peak District National Park, yet conveniently close to village amenities. The property briefly comprises a Grade II Listed traditional stone-built, three-bedroom farmhouse with beautiful interiors throughout all finished to high standard sympathetic to its historic character, a range of small stone outbuildings/garden stores, and extensive well-maintained gardens and wooded areas all extending to a generously-sized plot of 0.46 acres (0.16 hectares).

The sale offers a unique opportunity for those seeking a taste of the 'country lifestyle' with breathtaking rural views and tasteful accommodation suitable for family living, with spacious private gardens.

Directions:

From Longnor village market square, head south on the B5053 and continue out of the village for 1 mile. At the crossroads, turn right signposted for Newtown and follow the lane for approx 1.1 miles. The property can be found on your left hand side, indicated by our 'For Sale' board.

What3Words: //test.operation.secretly

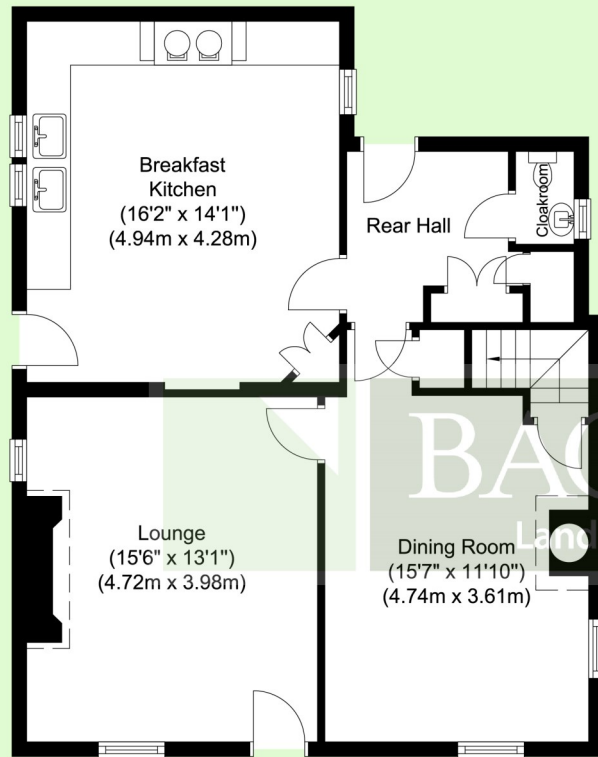
Accommodation

Hall Hill Farmhouse offers beautifully presented accommodation, finished to a tasteful standard having been sympathetically modernised to preserve traditional character, the property provides a spacious and inviting family home. Dating back to 1838, this Grade II Listed farmhouse features impressive stone mullioned, leaded arch windows and exposed timber beams, creating a distinctive blend of period charm and modern comfort, providing a true turn-key property ideal for those seeking the idyllic country lifestyle.

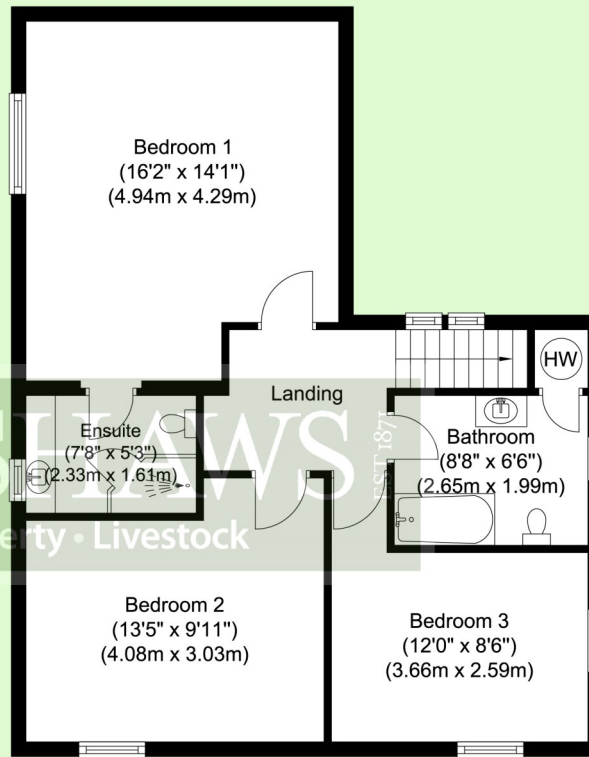
The ground floor presents a farmhouse kitchen with fitted units, a range cooker, and ample space for dining/seating. The kitchen leads through to a hallway with rear external access into the garden, a useful cloakroom with separate w/c, and built-in boot room and utility space. A dining room to the front of the dwelling presents a charming space, with dual aspect views across the gardens, and a feature fireplace with stone surround. A lounge adjacent offers secondary living space, again offering a bright space with impressive dual aspect windows and external access through the 'front door' into the gardens. Rising to the first floor, a welcoming landing offers access to a master bedroom complemented by a modern ensuite hosting a shower, basin, and w/c. The first floor offers two further double bedrooms, and a family bathroom complete with bath with shower over, basin, w/c, and built-in airing cupboard. Each of the bedrooms benefit from far-reaching, peaceful rural views across the surrounding Derbyshire countryside.



Ground Floor



First Floor



Hall Hill Farmhouse, Fawfield Head, Longnor SK17 0NG

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

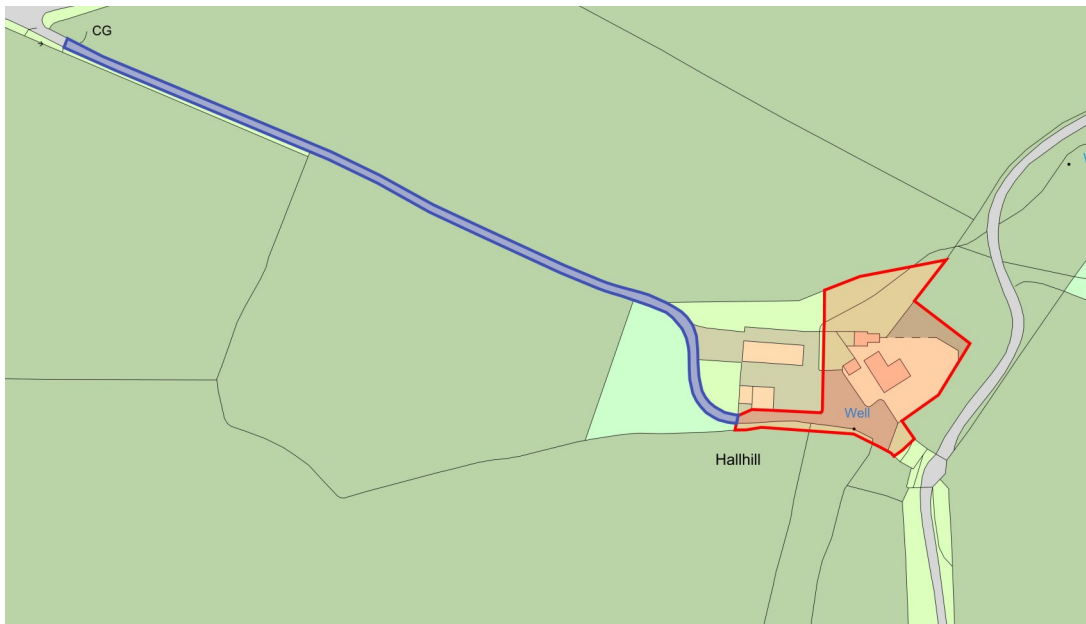
Hall Hill Farmhouse occupies a generous plot, with well-maintained and picturesque gardens wrapping around the farmhouse and offering a pleasant outlook. The gardens provide a broad range of planted borders, mature shrubbery, and colour, with secluded lawned areas, and various patio areas for outside seating and relaxing. A peaceful wooded area offers further amenity and garden space, with an array of mature trees and vegetation, suiting those who are green fingered and wish to enjoy the 'country lifestyle', overlooking rolling fields and pasture.

The driveway from the roadside is shared with the neighbouring property, a right of way is granted for access, sweeping down into a private yard with ample parking space for multiple vehicles solely to serve the farmhouse.

Outbuildings

The gardens offer various useful traditional stores and outbuildings to complement the farmhouse, both conveniently connected to electricity;

- 'The Dairy' presents an attractive, single storey stone-built barn benefitting from underfloor heating, currently utilised as a yoga retreat but with great flexibility to offer a home office, gym, and/or summer house.
- A single-storey garden store internally divided into three; store 1 (5.63m x 2.06m), store 2 (2.24m x 2.14m), and store 3 (1.38m x 1.21m).



General Information

Services:

The property benefits from mains water and electricity, with private drainage via a septic tank, and oil 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, Sporting, 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. The property benefits from a right-of-way down the driveway for access. The septic tank locates upon a neighbouring properties field parcel, an easement is in place to allow access and maintenance. A public footpath runs across the yard and through the wooded area.

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

Vendor's Solicitors:

Brooke-Taylors Solicitors, 4 The Quadrant, Buxton, Derbyshire SK17 6AW

Planning Authority:

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

Local Authority:

Staffordshire Moorlands District Council, Moorlands House, Stockwell St, Leek, Staffordshire ST13 6HQ

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. The vendors have been approached by Connect Fibre, who have expressed interest in installing fibre optic cables at the property's entrance to offer faster broadband.

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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