



Cherry Tree Farm Monksdale, Tideswell



Cherry Tree Farm

Wheston

Tideswell

Derbyshire

SK17 8HY



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1



4.02 ac



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Cherry Tree Farm presents a unique opportunity to acquire a delightful smallholding in a highly sought after rural location on the edge of Wheston village. The property offers a stone-built two bedroom farmhouse, an adjoining stone barn benefitting from planning permission for a holiday cottage, a further range of outbuildings and stables, surrounded by 4.02 acres (1.63 ha) of grassland.

The property is subject to a S106 local need occupancy clause.

For Sale by Private Treaty.

Guide Price: £750,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





Cherry Tree Farm

Location:

Cherry Tree Farm boasts a picturesque, rural position set back from the roadside, on the edge of the popular village of Tideswell where a basic range of amenities can be found including a primary school, public houses, a pharmacy, and a church. Whilst offering rural outlooks, the property remains nearby to further towns and villages offers a wider range of amenities including; Buxton to the west (6.4 miles), Chapel-en-le-frith (7.4 miles), and Bakewell to the southeast (8.6 miles). The city of Sheffield locates just 20 miles to the northeast whilst Manchester sits just 30 miles to the northwest. Being situated within the heart of the Peak District National Park, the surrounding area is renowned for its scenic walks, cycle routes, and local beauty spots.

Description:

Cherry Tree Farm presents a rare opportunity to acquire a pleasant smallholding on the edge of Tideswell village benefitting from a private rural position within the Peak District National Park. The property briefly comprises a two bedroom farmhouse subject to a S106 local need occupancy clause, an adjoining stone barn with planning consent for holiday accommodation, various other workshops/general purposes stores and stables, and surrounding grassland paddocks all extending to approximately 4.02 acres (1.63 hectares). The property will suit those with smallholder, equestrian and/or hobby farming interests, as well as those seeking business potential.

Directions:

From Buxton town centre, head northwest out of town on the A6 Fairfield Road. At the top of the hill turn right onto Waterswallows Road. Continue straight on that road for approximately 5 miles. At a crossroads turn left onto Monksdale Lane, the property can be found on your left hand side indicated by our 'For Sale' board.

What3Words: //tilt.treatment.harmless



Farmhouse

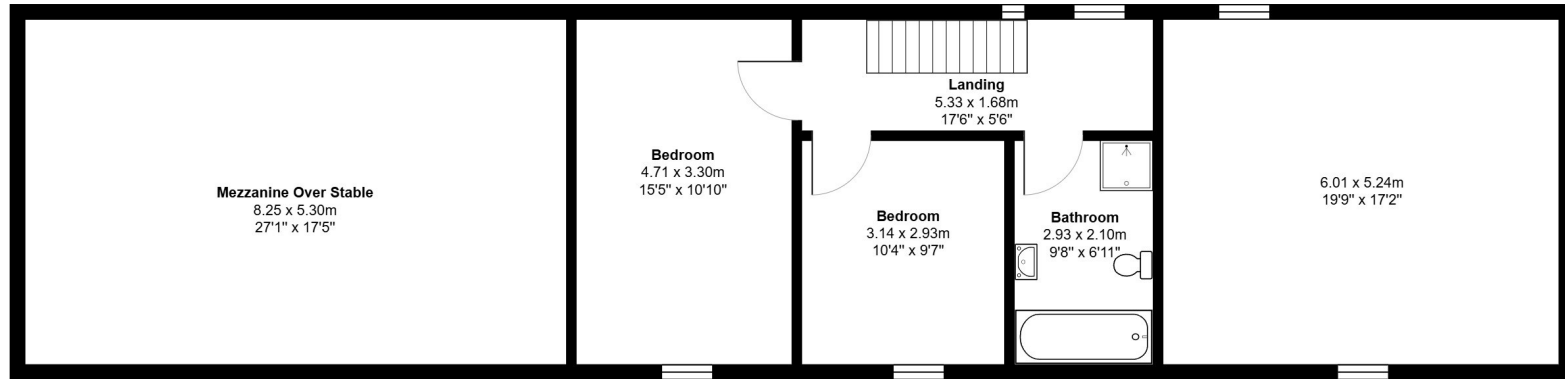
Cherry Tree Farmhouse presents a stone-built dwelling with accommodation across two floors, finished to a high standard offering great family living spaces, and benefiting from views across the rural surroundings.

Through the front entrance, the ground floor offers a spacious dining kitchen with fitted units to three walls. The Lounge offers a pleasant family living space with a feature stone-surround fireplace hosting a log burner, and stairs up to the first floor with useful under stairs storage. The first floor offers two double bedrooms and a family bathroom with a modern fitted suite including a shower, bath, w/c, and basin.

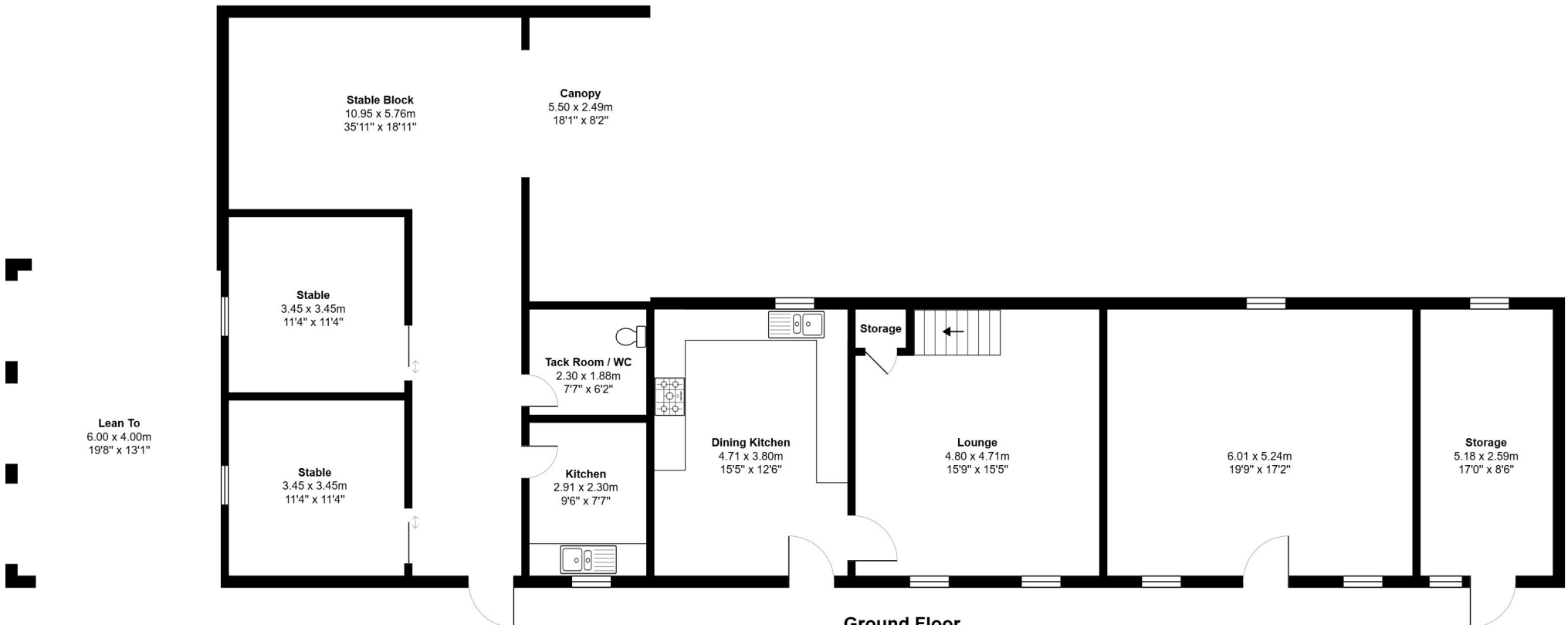
Occupancy Condition

The property is subject a S106 local need occupancy clause. Please contact the Bakewell office for further details.





First Floor



Ground Floor

All measurements are approximate and for display purposes only





Outbuildings

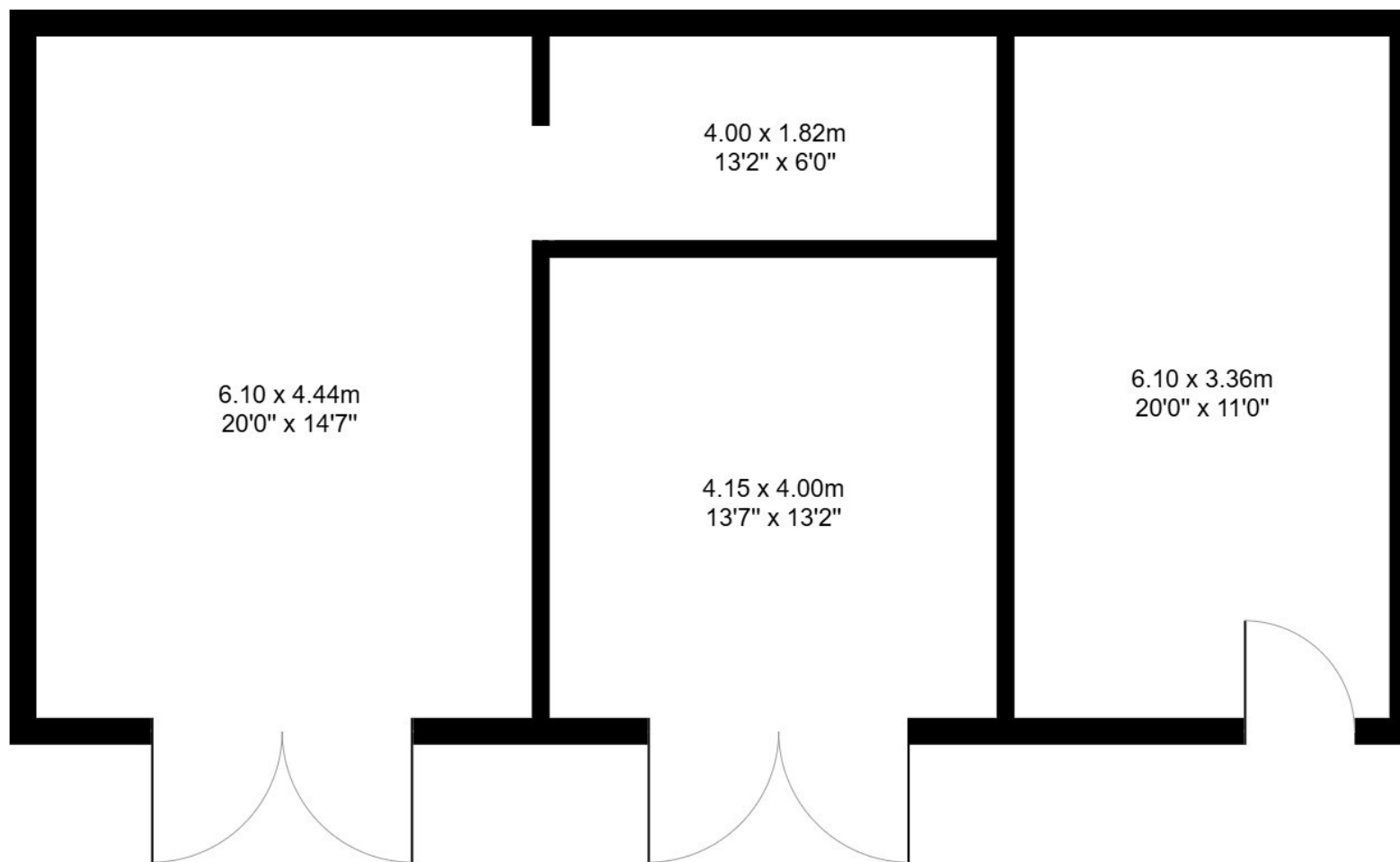
The property benefits from a range of useful outbuildings, each flexible in their uses with the ability to be adapted and tailored to a purchaser's needs. The buildings offer great spaces for those with equestrian and/or hobby farming interests or those seeking workshop spaces. The property previously benefited from granted planning permission for the erection of an additional agricultural or implement shed. (NP/DDD/0408/0318)

Briefly, the buildings comprise of;

- Two-storey stone built barn adjoining the farmhouse to one end. The barn benefits from planning consent for conversion into holiday accommodation . (Conversion of barn to holiday home. Ref; NP/DDD/1211/1237. Granted March 2012, this planning consent has since been triggered). Further details can be found online or via request.
- Two storey, block built barn adjoining the farmhouse to one end, housing two stables, a general storage space for fodder, a tack room with w/c, and an outside kitchen with fitted units. A Lean-To adjoins to one end.
- Block built detached building currently utilised as a workshop and internally divided.



The buildings have been well-maintained and potentially offer home business opportunities, subject to the necessary consent, situated within a very useful yard area.



Outbuilding

All measurements are approximate and for display purposes only

Externally & Land

The property offers an attractive driveway from the roadside leading down into a spacious yard area providing parking for ample vehicles. Lawned areas offer pleasant garden spaces, each with far reaching rural views, extending into grassland paddocks. The grassland at the property is all down to permanent pasture, in very good heart, and divided into multiple parcels surrounding the farmhouse and buildings in a desirable ring fence. The grassland is all suitable for mowing and grazing of livestock and horses, bounded by dry stone walling, and laying flat. With an acreage of 4.02 ac, the land will appeal to those with smallholder/hobby farming interests and/or equestrians.





Cherry Tree Farm

Monksdale House

Pond

Pond

304.4m

312.2m

315.8m

32

0m 30m 60m 90m

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Promap
LANDMARK INFORMATION

General Information

Services:

The property benefits from mains water, and electricity, with private drainage via a septic tank. The house benefits from LPG 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.

Sporting, Mineral and Timber Rights:

It is understood that the sporting, mineral and timber rights 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: C

EPC Rating: D

Vendor's Solicitors:

TBC

Local Authority:

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

Local Planning Authority:

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

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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