



# Highfield House Farm

## Dove Holes





# Highfield House Farm

57 Hallsteads

Dove Holes

Buxton

Derbyshire SK17 8BW



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3.55 ac

A unique opportunity to purchase a traditional three bedroom dwelling in need of modernisation, together with a small range of outbuildings and adjoining paddocks, totalling approximately 3.55 acres (1.45 ha). The property boasts a highly accessible village location, lending itself to those with equestrian, hobby farming and amenity interests.

**For Sale By Private Treaty.**

**Guide Price: £425,000**



Bakewell Office - 01629 812777



bakewell@bagshaws.com

## Location:

Highfield House Farm is nestled in the heart of Dove Holes, a well-connected village on the edge of the Peak District. The property is within walking distance of local amenities, whilst a broader range of facilities can be found in the nearby towns of Buxton to the south (3.5 miles), Chapel-en-le-Frith to the north (3 miles), and Whaley Bridge to the northeast (6.5 miles). The larger settlements of Manchester, Sheffield, and Stockport are all within approximately a 25-mile commute. The property enjoys attractive rural views and benefits from convenient access to transport links, including the nearby A6 and Dove Holes railway station with direct services to Manchester and Buxton.

## Directions:

From the centre of Buxton head north along the A6 out of town, continuing along the road for approx. 2.7 miles. Dropping into the village of Dove Holes, continue straight through the traffic lights at the crossroads. The property can be found approx. 300 yards up on the left hand side, opposite the primary school, and indicated by our 'For Sale' board.

What3words: ///done.nesting.airstrip





# Accommodation

Highfield House Farm presents a traditional, stone built dwelling upon a generously-sized plot with spacious accommodation suitable for family living. Internally the dwelling would benefit from modernisation but offers plentiful opportunity.

Welcomed by a good-sized hallway, the front entrance offers access to a pleasant reception room to the right and to the left an open-plan dining room through to a lounge with dual aspect windows overlooking the garden to the side. The kitchen situates to the rear of the ground floor, with access to the cellar, a rear porch, and a cloakroom with w/c. With stairs rising from the entrance hall, the first floor offers three spacious double bedrooms, a family bathroom, and useful airing cupboard. The accommodation requires renovations but allows a purchaser to modernise to their own taste, and adapt the internal layout should one wish.





# Externally

Highfield House Farm occupies a sizeable plot, with a pleasant and private lawned garden area lined by mature trees laying to the side of the dwelling, and off road parking/yard area to the alternate side. A small range of traditional outbuildings situate to the rear of the dwelling, previously utilised for agricultural purposes, offering great flexibility in their uses whether that be stabling, livestock housing, workshops or general garden stores.

Briefly the outbuildings comprise;

- A Shippon adjoining the dwelling with potential for conversion into the accommodation (subject to planning consent).
- A stone built garage internally divided with a general store to one side
- A collection of stone built barns and former pig stys

## Land

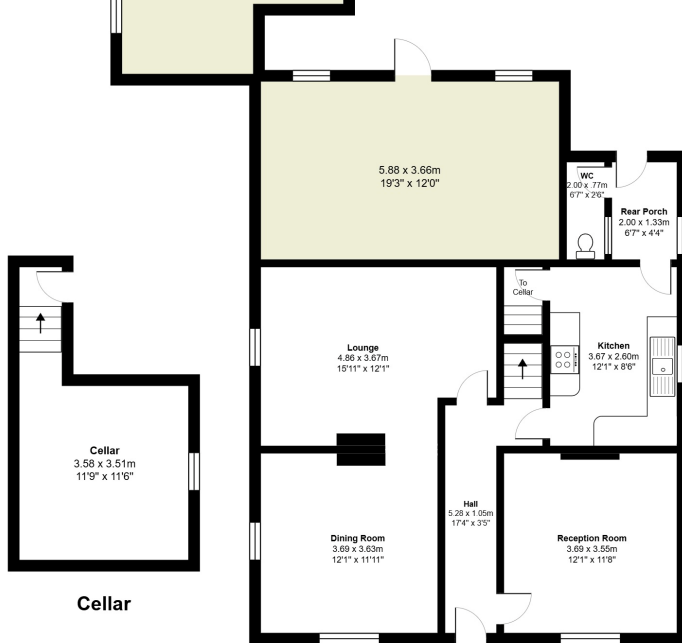
The paddocks situate to the rear of the dwelling, extending to approx. 3.55 acres, all down to permanent pasture suitable for grazing of livestock and mowing. The paddocks are bounded by dry stone walling and internally divided into multiple field parcels, with access from the yard area at the dwelling and a second entrance way via a driveway from the roadside. Due to the situation of the land, the property presents development potential, although no planning applications have ever been submitted.



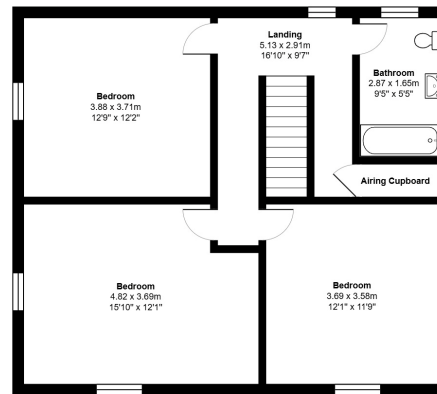




Outbuildings



Ground Floor

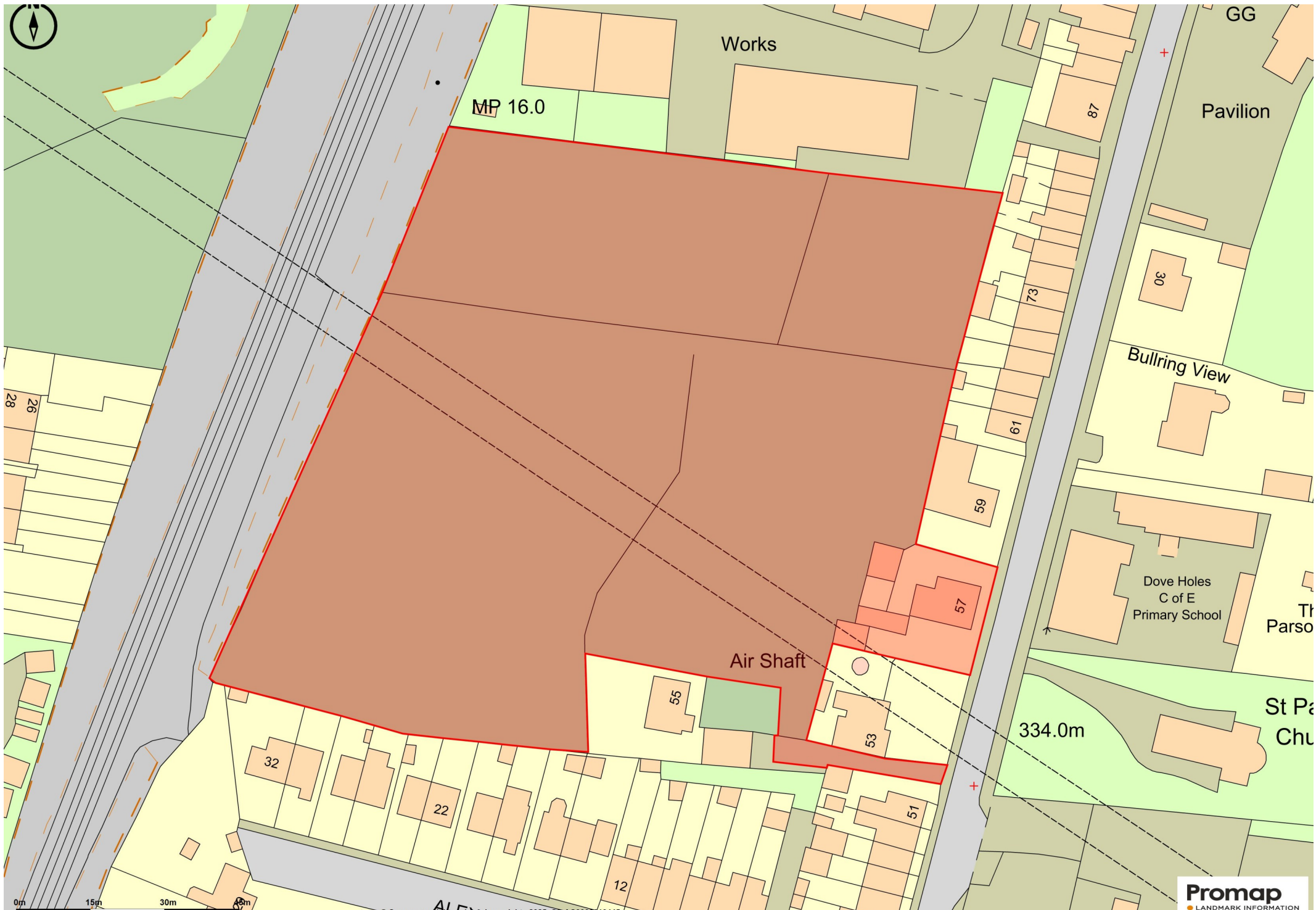


First Floor

All measurements are approximate and for display purposes only









# General Information

## Services:

The property benefits from mains electricity, gas, water and sewerage.

## Overage Clause:

The property will be subject to an overage clause of 25% for a period of 25 years on any uplift in value arising for any development aside from agricultural/equestrian use.

## Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

## 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.

## Viewing:

Strictly by appointment through the Bakewell Office of Bagshaws as sole agents on 01629 812777 or email: [Bakewell@bagshaws.com](mailto:Bakewell@bagshaws.com).

## Sporting and Timber and Mineral rights:

Sporting and timber rights are included. Mineral rights are not included.

## 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 driveway to the land is owned, but neighbouring properties do have a right-of-way over for access to their properties and a railway right of access. Beneath the paddock, a railway line runs to the surrounding quarries although this has not been known to cause any issue to the property.

## Method of Sale:

The property is offered for sale by private treaty.

## Vendor's Solicitors:

Rachel Barrow of Chambers and Fletcher, Northwich Office, 20 Winnington Street, Northwich, CW8 1AF

## Local Authority:

High Peak Borough Council, Buxton Town Hall, Market Place, Buxton, Derbyshire SK17 6EL

## Council Tax Band – D

## EPC Rating – D

## 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.

**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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