



Stanley House Farm Great Hucklow



Stanley House Farm
Great Hucklow
Nr Tideswell
Derbyshire SK17 8RL



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6.26 ac



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Stanley House Farm presents a rare and exciting opportunity to acquire an attractive smallholding in a peaceful rural position within the heart of the Peak District National Park, suiting those with equestrian and hobby farming interests. The property offers a Grade II Listed traditional farmhouse, adjoining two bedroom annex, a range of traditional and modern outbuildings, and adjoining paddocks all extending to approximately 6.26 acres (2.53 hectares). There is a further 3.24 acres (1.31 ha), available by separate negotiation.

For Sale by Private Treaty

Guide Price: £1,100,000



Bakewell Office - 01629 812777



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Stanley House Farm

Location:

Stanley House Farm boasts an elevated, secluded position with far reaching rural views across the surrounding Derbyshire countryside, sitting in the heart of the Peak District National Park. With good transport links, the property is within close proximity to a wide range of amenities including doctors surgeries, public houses, primary and secondary schools, and fuel stations; Tideswell (2.1 mile), Bakewell (6.7 miles), Chapel-en-le-Frith (9.3 miles), and Buxton (11.0 miles). The city of Sheffield is within a 20 mile commute offering high street shops, supermarkets and train stations. There are many nearby local walks, bridleways, trails and beauty spots in the Peak District National Park, excellent for those who enjoy the outdoors and with equestrian interests.

Description:

Stanley House Farm offers a rare opportunity to acquire an exciting smallholding in a private, rural position with breathtaking views across the Peak District. The property lends itself to those with equestrian, smallholder, and/or amenity interests. Briefly, Stanley House Farm comprises a Grade II Listed traditional five bedroom farmhouse in need of some internal modernising, an adjoining two bedroom annex, a variety of traditional and modern stables, agricultural outbuildings, and surrounding grassland extending to a total of approximately 6.26 acres (2.53 hectares). There is the opportunity for the purchaser to acquire a further parcel of land along the lane, measuring approx. 3.24 acres (1.31 ha), at an additional cost.

The property offers a true 'country lifestyle' feel, with extensive accommodation, and great opportunity for those seeking a smallholding in a desirable location.

Directions:

From Tideswell village head northeast towards the A623. At Tideswell crossroads, turn right opposite The Anchor Inn signposted for Chesterfield. Continue along the A623 for approx. 1.0 mile before turning left onto Trot Lane. Follow the lane for approx. 0.5 miles and take the first right. The property can be found straight ahead approx. 600 yards down and indicated by our 'For Sale' board.

What3Words: // dinosaur. attitudes.harmony

Farmhouse

The farmhouse presents a Grade II Listed attractive, traditional stone-built property under a slate roof with imposing sash windows, boasting undisturbed rural views across the surrounding countryside. Accommodation spreads across two floors, suitable for family living, and whilst it would benefit from some modernisation there is a range of characterful features on offer. With entrance through the front door into the hallway with stairs up to the first floor, a dining room sits to the right with a feature fireplace and wooden flooring. A pleasant sitting room offers a good-sized space with dual aspect views through the traditional sash windows, and a stone encased fireplace. The farmhouse kitchen hosts a range of fitted units, with a an Aga housed in an exposed brick recess, stone flagged flooring, and an external door opening into the courtyard. The kitchen leads through to a garden room which is flexible in its uses, overlooking the paddock to the side, and through a pantry storage room. A useful, spacious utility room/second kitchen locates to the rear with fitted units offering ample worktop space, and a separate cloakroom with w/c, with external access through to the adjoining stable block.

The first floor offers two generously sized double bedrooms overlooking the front of the farmhouse, with two further double bedrooms to the rear, one offering a shower and basin. A fifth bedroom offers a potential office space, whilst a family bathroom hosts a shower, bath, basin, and w/c.



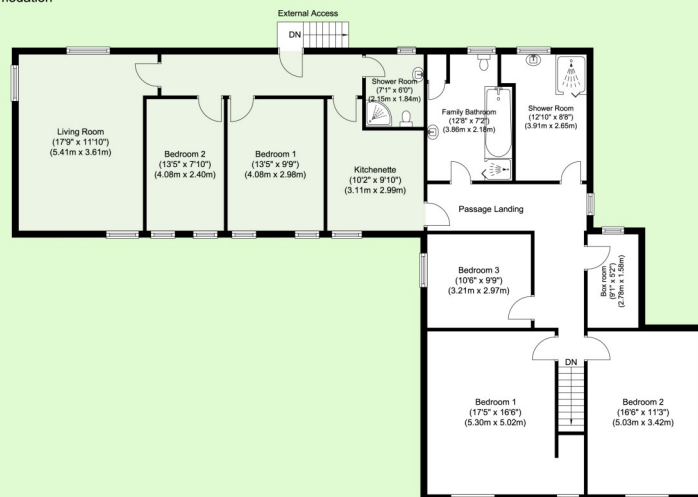
Annex

Adjoining the farmhouse, a first floor annex offers a flexible space tailored to those wishing to accommodate extended family members/multiple generations, offer holiday lets, or further the main farmhouse accommodation. The annex boasts separate external access to the rear, as well as internal access via the landing of the farmhouse allowing for simple incorporation into the main living space. Located above the stable block, the annex offers a kitchenette, spacious living room with a fireplace, two good-sized bedrooms, and a shower room.

The annex has been converted within a Grade II Listed, stone-built barn and any alterations must adhere to the listing.

First Floor

 Potential Dependent Accommodation



Ground Floor



Stanley House, Great Hucklow, Buxton SK17 8RL

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







Outbuildings

The smallholding benefits from a range of useful outbuildings, each flexible in their uses with the ability to be adapted and tailored to a purchasers needs. The buildings offer great spaces for those with equestrian and/or hobby farming interests. Briefly, the buildings comprise of;

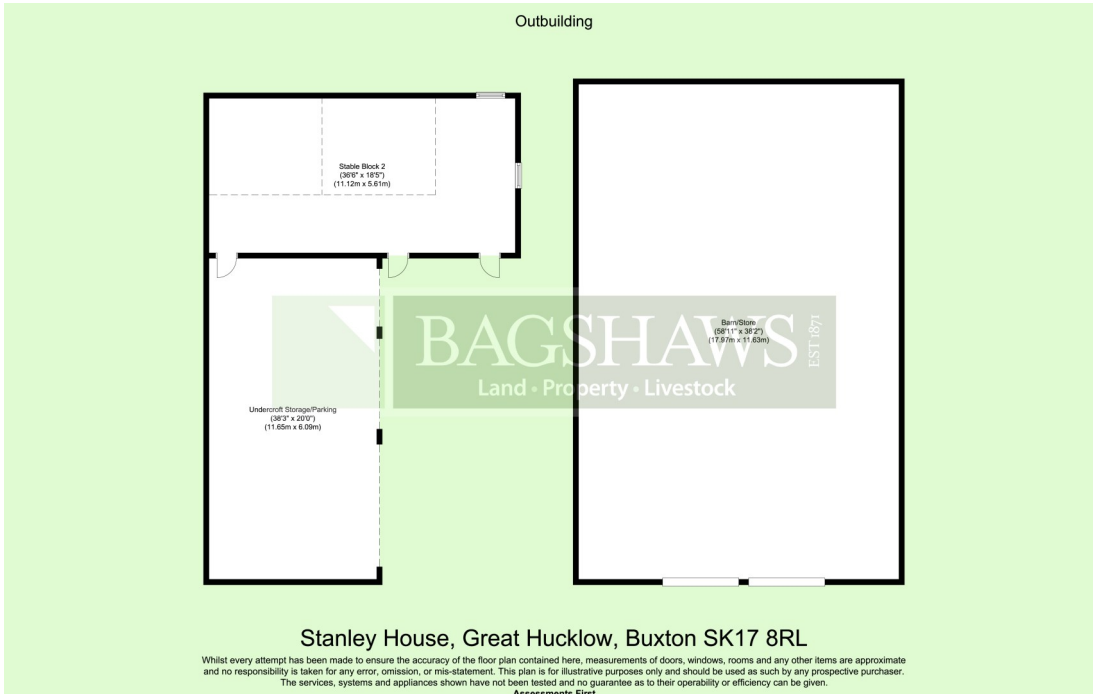
In the courtyard adjacent to the farmhouse;

- A traditional, stone built stable block to the ground floor of the annex, adjoining the farmhouse. Internally, the stable block currently offers block built loose boxes and general storage but could be utilised for a range of purposes. With the annex converted above, the stables give potential for conversion into further accommodation, subject to all the necessary planning and listed building consents.
- Adjoining the stable block, a single storey stone built double garage provides a generous, flexible space.
- A single storey stone built garden store.

The yard area to the rear;

- A traditional 'L shaped' stone built stable block with attractive open fronted archways and good-sized loose boxes, currently tailored to the equestrian market but could be altered to suit livestock housing/workshop etc.
- A steel portal frame agricultural building offers a large space suitable to a range of purposes.

The buildings are in good order, and those situated to the rear offer much yard space with useful access into the adjoining paddock and benefit from separate access off the lane to the farmhouse.



Externally

The property offers pleasant, extensive outdoor space perfect for those seeking the 'country lifestyle', situated in a private plot with a well-maintained dry stone walled perimeter. The smallholding is accessed via an adopted lane, suitable for large vehicles, with convenient multiple access points into the courtyard and rear yard area to the agricultural buildings, and ample parking space. To the front of the farmhouse, gardens offer a lawned area with planted borders and mature shrubbery, with an orchard area to the side hosting vegetable plots and a greenhouse, perfect for those who are 'green fingered' and seeking the amenity aspects of life. A patio area wraps around the foot of the farmhouse, with secluded outdoor seating and dining space to enjoy the picturesque views.

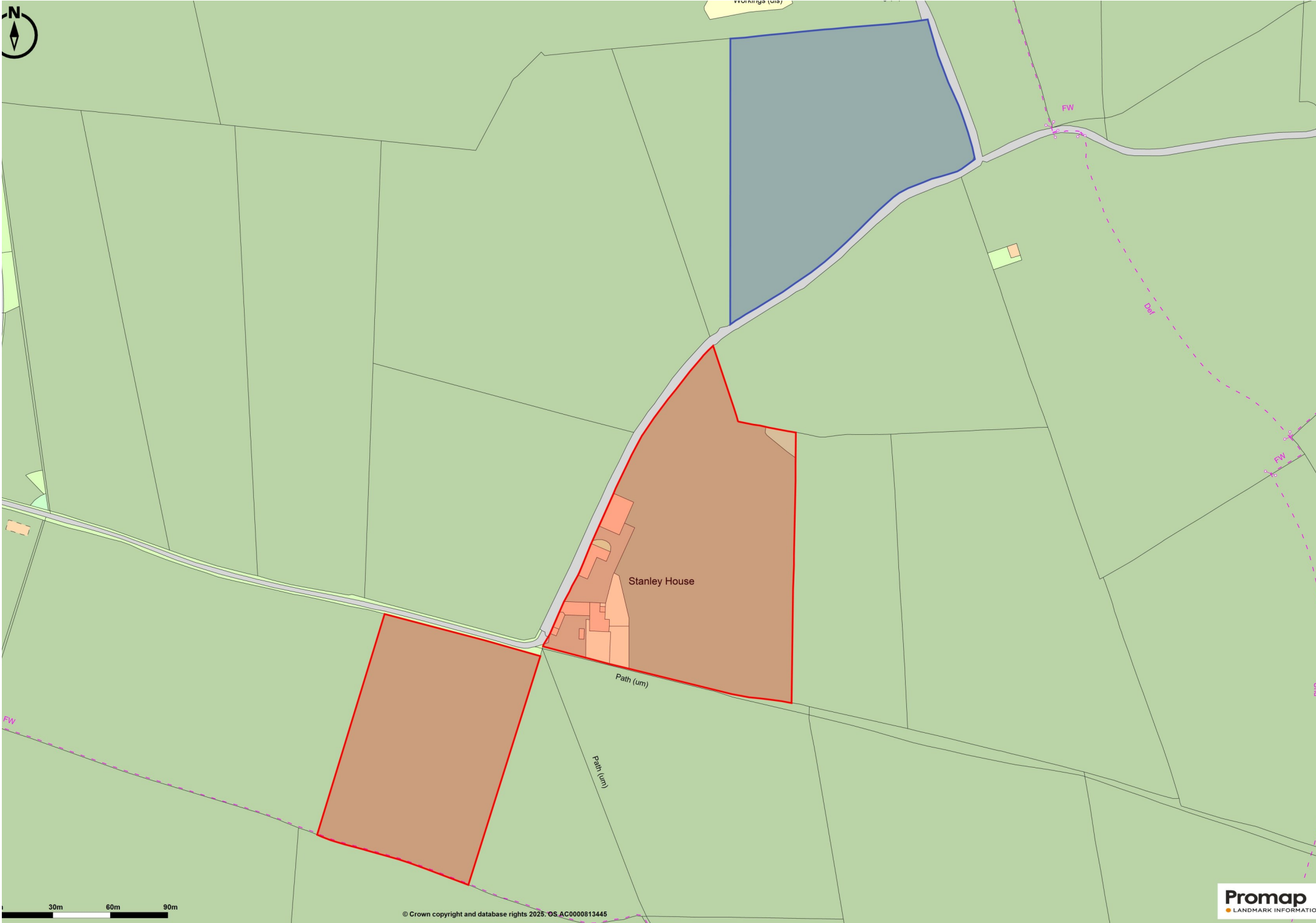
Land

The grassland is all in good heart, internally divided into multiple parcels, and is all suitable for mowing and grazing for livestock and horses. Bounded by dry stone walling, the land has gated access from both the farmyard and off the access lane suitable for a range of vehicles.

The paddocks nearest to the farm (outlined red on the attached plan) extend to approximately 6.26 acres (2.53 hectares). The purchaser will have the opportunity to acquire a further parcel of land along the lane at additional cost, should they wish, extending to approx. 3.24 acres (1.31 hectares) (outlined blue on the attached plan).







General Information

Services:

The services at the property include mains electricity and water, 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.

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, easements and wayleaves whether or not defined in these particulars. The access lane is an adopted highway, which continues onto an unadopted lane to the additional parcel of land. There is a right of way granted along the unadopted lane for access.

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.

Council Tax Band: Farmhouse - E Annex - A

EPC Ratings: F

Listed Building:

Stanley House and attached stable block, Grade II Listed (ref; 1110000).

Local Authority:

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

Planning Authority:

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

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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