



# Hill Farm Cottage Butterton





**Hill Farm Cottage  
Butterton  
Leek  
Staffordshire ST13 7TQ**



**2**



**1**



**1**



**0.11 ac**



**N/A**

An exciting opportunity to acquire an attractive, stone built semi-detached Grade II Listed cottage, in a peaceful rural location. In need of finishing, but with characterful features throughout, and boasting a spacious plot within the Peak District National Park.

**For Sale by Private Treaty.**

**Guide Price £249,000**



**Bakewell Office - 01629 812777**



**bakewell@bagshaws.com**

**Location:**

The Cottage is set in a picturesque rural location, just 1 miles outside of the village of Butterton, providing far-reaching views across the valley and beyond. Further nearby towns and villages where amenities can be found include Onecote (1.7 miles), Warslow (1.8 miles), Waterhouses (6.1 miles), Leek (8.0 miles), and Ashbourne (13.1 miles). There are many nearby local walks and beauty spots direct from the property and throughout the area, with Manifold Valley within close proximity.

**Directions:**

From Leek town centre head southeast out of town along the A523 Ashbourne Road. Continue along the road for approx. 3 miles, passing through the village of Bradnop. At Bottomhouse crossroads, turn left onto the B5053, signposted for Onecote. Follow the road up the hill, passing through the village of Onecote, continuing along the B5053 for approx. 3.1 miles. Turn left onto an unnamed lane, indicated by our 'For Sale' board, and continue for approx. 0.2 miles. Turn right onto the unadopted access track (shaded blue on the plan) leading down to the Cottage, indicated by a second 'For Sale' board.



### Description:

The property comprises a unique, traditional, stone-built semi-detached Grade II Listed cottage dating back to the 1630's. It is in need of some internal finishing, but boasts character and charm. It is worthy of note that the property is self sufficient with a newly installed borehole for water, battery banks for electric and a Biorock waste disposal system.

The accommodation on the ground floor briefly offers a welcoming entrance hall through to an open plan living space (4.6m x 3.8m) with a feature stone surround fireplace and exposed timbers and brickwork. The kitchen area (5.4m x 1.8m) offers undisturbed views across the valley, and currently offers a free-standing unit.

A timber staircase leads to the first floor with a good-sized master bedroom (4.5m x 3.8m) hosting an attractive stone hearth fireplace with stone surround and a cast iron Victorian unit inset. A second bedroom (2.5m x 1.8m) offers further living space, and a bathroom (1.8m x 1.7m) holds a bath, basin, and w/c. The loft space on the second floor provides a good storage area, via drop down stairs.

### Externally:

The Cottage benefits from a spacious, pleasant plot with ample private parking to the front and much space around the foot of the cottage for a patio.

A good-sized lawned garden lies to the side and rear of the cottage offering far-reaching views across the Peak District.

### Services:

Although there are no mains services connected to this property, it does benefit from environmentally friendly supplies. The property has recently been rewired, with electricity from a lithium battery and inverter installation which can be powered by a generator or solar panels, subject to planning approval. The property benefits from a new borehole

water supply, and sewerage is via a Biorock waste disposal system.

### Viewing:

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

### Tenure and Possession:

The property is sold freehold with vacant possession upon completion.

### Rights of Way, Wayleaves & Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars. The access track is partly unadopted down to The Cottage (shaded blue in the property plan). The adjoining neighbour has a right of way to the rear of the dwelling.

### 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.

### Vendor's Solicitors:

A H Brookes, 61 Derby Street, Leek, Staffordshire ST13 6JG

### Local Authority:

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

### Local Planning Authority:

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

### Council Tax: B

### EPC:

The property is Grade II Listed and therefore EPC exempt.

### Method of Sale:

This property is to be sold by Private Treaty.

### Broadband Connectivity:

Broadband connectivity is not presently available at the property however it is understood that this can be obtained via mobile and/or satellite. We recommend that prospective purchasers consult the website <https://www.ofcom.org.uk> to obtain an estimate of the broadband speed for this location.

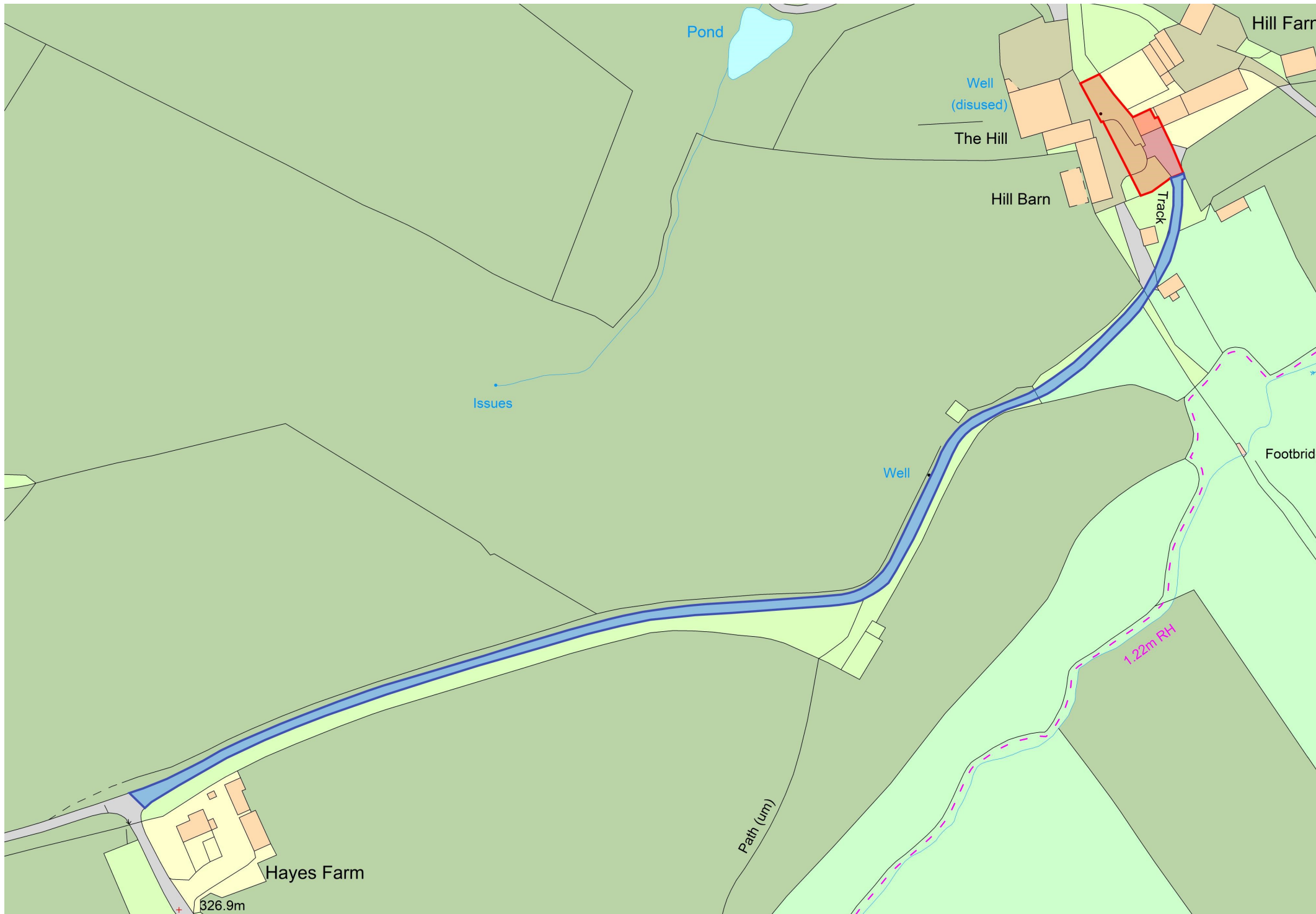
### Mobile Network Coverage:

Owing to the property's location, mobile network coverage may be limited. Prospective purchasers are advised to consult the website of Ofcom (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this area.

**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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