



Holmes Farm Reapsmoor
Buxton



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Buxton

Derbyshire, SK17 0LG



4



1



2



11.00
acre(s)

A wonderful traditional country property with far reaching views, comprising a grade II listed four bedroom farmhouse, three holiday let barn conversions and facilities, together with further agricultural buildings and grassland all set in approx. 11 acres (4.45ha), excellent for those with equestrian interests and has substantial potential income.

Guide Price

£1,375,000



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Location

Holmes Farm is situated in a popular location in a rural setting between the villages of Longnor and Warslow, situated within the Peak District National Park. Nearby villages provide a range of basic amenities including a primary school, Church, village hall and a public house and village shops within 2 miles. The market towns of Bakewell, Buxton and Leek have an extensive range of facilities including high street shops, doctor's surgery, public houses, primary and secondary schools, supermarkets and fuel stations. There are many nearby local walks, bridleways, trails and beauty spots in the surrounding area with the Peak District National Park close by, excellent for those who enjoy the outdoors and with equestrian interests. The property benefits from far reaching views over the countryside, however, it also benefits from good access onto the B5053 providing quick access to the market towns of Bakewell (11.5 miles), Leek (9 miles), Buxton (9 miles) and Ashbourne (12.8 miles).

Background

We understand that the vendors have owned the property for nearly 8 years and have carried out extensive conversion works on the farm buildings to create three beautifully finished holiday lets which opened for bookings in 2019.

Directions

From the centre of Longnor, head south along the B5053 towards Warslow. Continue out of the village for approximately two miles and just before a set of cross road, turn left by Fox Country Furniture onto the lane which leads down to the property.

Description

Holmes Farm offers an excellent opportunity to acquire a country property with the benefit of a grade II listed, four bedroom, stone built farmhouse with multiple reception rooms and a dining kitchen, having many traditional features. There are three holiday let barn conversions completed in 2019 and finished to a high standard, offering substantial income potential. Externally the property offers extensive mature gardens, further outbuildings, livestock sheds and grassland all set within approximately 11 acres (4.45 ha), excellent for those with equestrian and hobby farming interests.

Accommodation:

The accommodation of the house and barns provides excellent potential for various uses offering extensive accommodation.

Farmhouse Entrance Hallway

4'10" x 4'6"

With an entrance door, staircase leading to the first floor and a radiator.

Farmhouse Sitting Room

20'9" x 14'6"

A spacious room with triple aspect windows to the front, rear and side, a feature stone fireplace housing a multi fuel burner, three radiators, a door into the cellar and doors into the Breakfast Kitchen and Hallway.

Farmhouse Cellar

14'0" x 9'11"

With stone stairs leading down to the cellar, with a window to the side.

Farmhouse Dining Room

15'0" x 13'1"

A lovely spacious room, with dual aspect windows, a feature fireplace housing an open fire, exposed ceiling beams, built in shelving and a quarry tiled floor. There are doors from the Breakfast Kitchen and the Entrance Hallway.

Farmhouse Kitchen

13'7" x 10'11"

With a modern style kitchen with a window to the side, an external entrance door, a 1 1/2 sink and drainer, fitted appliances including an electric oven and grill, a separate electric hob and extractor over, a dishwasher and fridge freezer, exposed ceiling beams and a radiator. The kitchen has ample room for a dining table. There are doors into the Sitting Room, Dining Room and Utility.

Farmhouse Utility Room and Porch

17'2" x 5'2"

With an external entrance door leading into the porch, with a second door out to the garden, with doors into the Utility and Kitchen. The Utility houses the boilers, hot water tanks and plumbing for two of the holiday barns and for the house. There is also a WC and windows to both sides.

Farmhouse Master Bedroom

15'6" x 13'3"

A spacious double bedroom with a window to the front with far reaching views and a radiator. There is space within the room to create an ensuite if desired, subject to the necessary consents.

Farmhouse Bedroom Two

12'10" x 10'11"

A large double bedroom with a window to the front, a feature fireplace and a radiator.

Farmhouse Bedroom Three

11'2" x 7'8"

A small double bedroom with window to the side and a radiator.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.



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