



# Johnnygate Farm

Barlow



## Johnnygate Farm

Johnnygate Lane

Barlow

S18 7SE



4



3



2



30.51 ac



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A rare opportunity to acquire an attractive lifestyle farm in a sought-after rural location, comprising a detached traditional stone-built farmhouse, an extensive range of stone outbuildings with potential for alternative uses, and adjoining pastureland and woodland. In all, the property extends to approximately 30.51 acres and is offered for sale in two lots.

For Sale by Public Auction on 20th July 2026 at the Agricultural Business Centre, Bakewell, Derbyshire.

**Lot A: £900,000**

**Lot B: £400,000**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com



# Johnnygate Farm

## Introduction

Johnnygate Farm presents an exciting opportunity to acquire a highly attractive small farm on the edge of the sought-after village of Barlow, offering an appealing combination of privacy, rural outlook and accessibility.

The property comprises a detached traditional stone-built farmhouse, a substantial range of traditional stone outbuildings, surrounding grassland, orchard and woodland.

Occupying a peaceful position with far-reaching views across the surrounding countryside, the property is likely to appeal to purchasers seeking a lifestyle holding, small farm, equestrian opportunity or property with development potential, subject to the necessary consents.

The property is offered in two lots. Lot A comprises the principal farmhouse, farm buildings and surrounding land. Lot B comprises a substantial stone barn with potential for conversion, together with adjoining pasture, orchard and woodland.

## Location

Johnnygate Farm is situated adjacent to the Cordwell valley on the outskirts of the highly regarded village of Barlow, to the west of Chesterfield and within convenient travelling distance of Sheffield.

The area is well known for its attractive countryside, strong demand for rural residential property and proximity to the Peak District National Park, while remaining accessible to Chesterfield, Sheffield and the wider regional road network. Chesterfield Rail station provides access to London in around 2 hours and Manchester in 1 hour. Manchester Airport can be reached in 1 hour 30 minutes.

A range of amenities can be found in nearby villages and towns, with the surrounding countryside offering excellent opportunities for walking, riding and outdoor pursuits.

The combination of rural setting, accessibility and amenity makes Johnnygate Farm particularly attractive to those seeking a country lifestyle within commuting distance of nearby commercial centres.

Johnnygate Lane is a dead end road, offering increased privacy and security.

# General description

The sale of Johnnygate Farm offers an increasingly rare opportunity to acquire a traditional farmstead in an attractive and private rural position.

At the heart of the property is a detached four-bedroom stone-built farmhouse, set within established gardens and grounds, including an orchard, and enjoying a south-westerly aspect with far-reaching views across the surrounding countryside.

Internally, the accommodation is well proportioned and arranged over two floors, including a large farmhouse kitchen, multiple reception rooms and a range of period features, including exposed beams and substantial stone fireplaces. The farmhouse would benefit from a programme of modernisation, providing purchasers with the opportunity to create a high-quality family home in a sought-after rural setting.

The farmhouse is complemented by an extensive range of predominantly traditional stone outbuildings, together with additional agricultural buildings, offering considerable flexibility for agricultural, equestrian, amenity or alternative uses, subject to the necessary consents.

The surrounding land is predominantly laid to permanent pasture, comprising a mix of mowing and grazing land, together with areas of woodland and mature boundaries, enhancing both the amenity and biodiversity appeal of the holding.

The property is to be offered in two lots. Lot A Comprising the farmhouse buildings together with 23.1 acres and Lot B, the barn and land on the opposite side of Johnnygate lane (7.34 acres)

## Directions

From Barlow travel Westbound on Millcross lane, through Crowhole, onto Bradley lane for approximately another 500m before turning left onto Johnnygate Lane, continue on Johnnygate Lane where the property will lie after another 750m, each lot indicated by For Sale boards.

What3Words: ///adding.divisions.bypassed





## LOT A – Farmhouse, Buildings and Land (23.17 acres)

**Guide Price: £900,000**

Lot A comprises the principal holding, including the detached farmhouse, traditional and modern farm buildings, gardens, orchard and surrounding land.

### Farmhouse

The detached traditional stone-built farmhouse provides accommodation arranged over two floors and enjoys far-reaching views across the surrounding countryside.

The accommodation may be summarised as follows:

A glazed front conservatory leads into the entrance hall, which provides access to the principal reception rooms and staircase to the first floor.

The living room is a light, dual-aspect room with attractive period features, including exposed beams and a substantial fireplace housing a log-burning stove. The dining room enjoys views over the garden and includes a substantial stone fireplace with salt cupboard and exposed beams. This room links to a cloakroom/WC and through to the farmhouse kitchen.

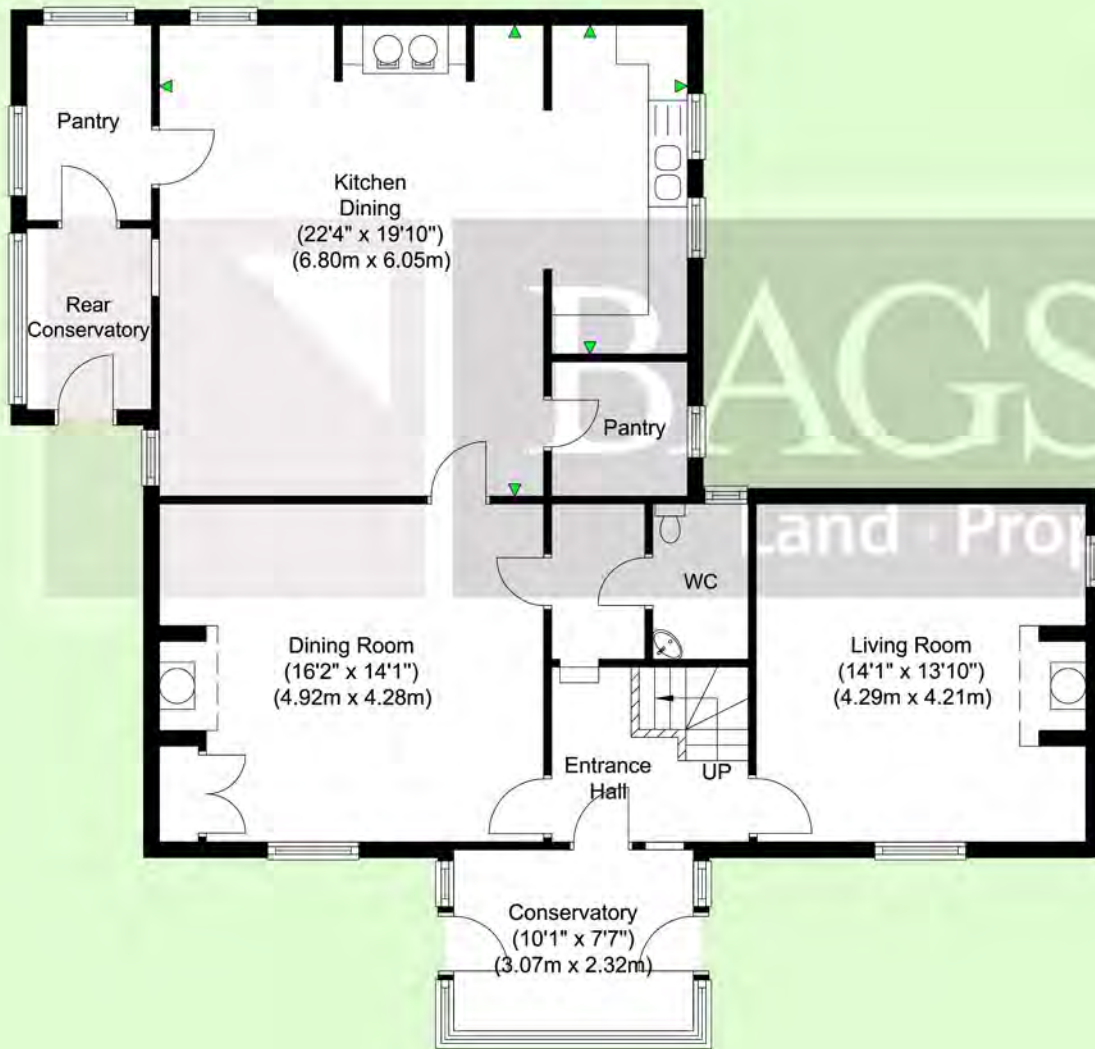
The spacious kitchen comfortably accommodates a large dining table and includes fitted wall and base units, an oil-fired AGA and attractive views over the garden and surrounding landscape. From the kitchen, a glazed rear conservatory provides access to the gardens, as well as a pantry and further cloakroom.

The first floor is approached via a split-level staircase, with the landing giving access to three double bedrooms, including the principal bedroom with en-suite facilities, together with a single bedroom, study and shower room.

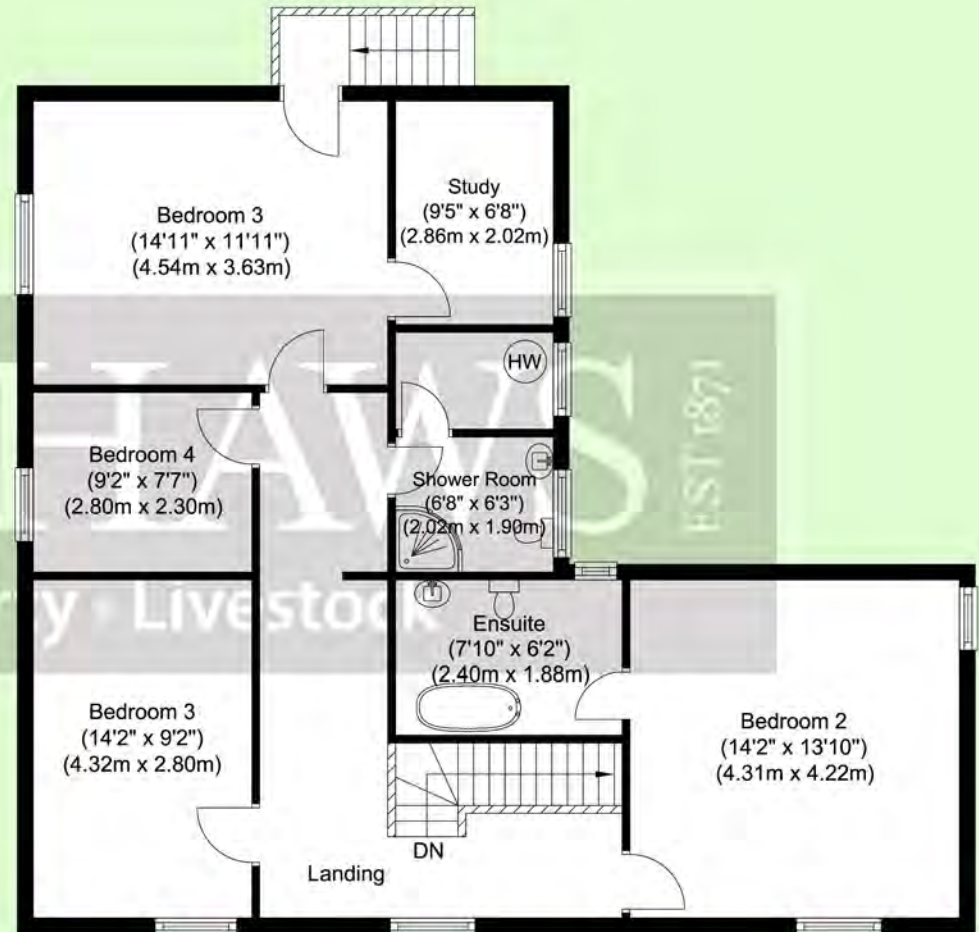
The property retains a number of attractive period features and occupies a delightful setting within established landscaped gardens, including an orchard, with views across open countryside.



## Ground Floor



## First Floor



## Johnnygate Farm, Johnnygate Lane, Barlow Chesterfield

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**



## Buildings

The buildings at Johnnygate Farm comprise a substantial range of traditional stone buildings arranged around a central yard, together with a number of more modern agricultural buildings located around the farmstead. There are also two field shelters.

The traditional buildings are predominantly of stone construction and offer scope for a variety of future uses, including agricultural, equestrian, residential or ancillary uses, subject to the necessary consents.

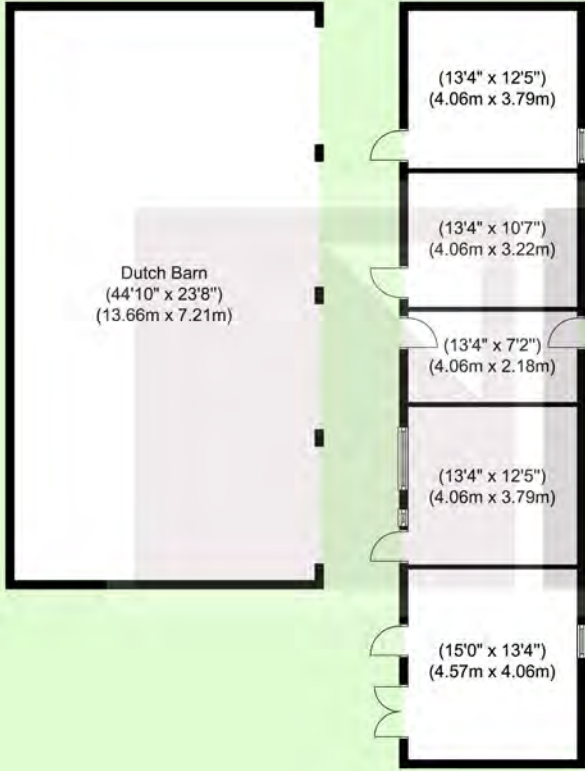
The buildings briefly comprise:

- A traditional double-height stone-built former shippon with part loft, oak roof trusses, stone slate roof, external stone steps and timber stable doors.
- An adjoining single-storey stone and brick range of former shippons with timber stable doors and hopper windows.
- A two-storey traditional stone outbuilding with stone and clay tile roof, together with an adjoining stone lean-to with slate roof.
- A concrete and timber-framed open-fronted hay barn with corrugated fibre cement cladding and earth floor.
- A timber-framed three-bay agricultural building with corrugated metal cladding and earth floor.

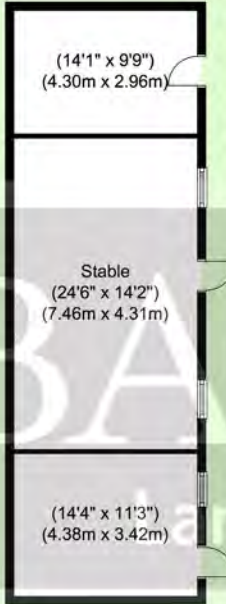
Collectively, the buildings provide a highly flexible range suited to continued agricultural use, equestrian purposes, storage, workshop space or alternative uses, subject to the necessary consents. Please refer to the floorplan for dimensions.



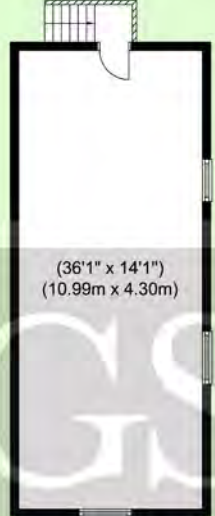
Stable/Workshop Block



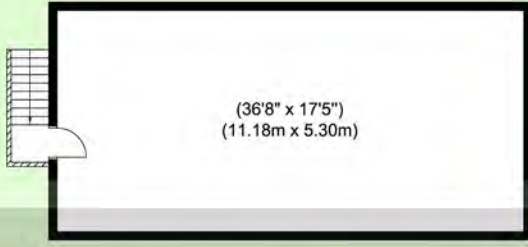
Barn 1 Ground Floor



Barn 1 First Floor



Barn 2 First Floor



Barn 2 Ground Floor



## Johnnygate Farm, Johnnygate Lane, Barlow Chesterfield

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**Assessments First**



## Land

The land within Lot A extends to approximately 22.37 acres (excluding buildings/gardens) and is predominantly laid to permanent pasture.

The land comprises a mix of gently sloping mowing land and more undulating grazing land, with mature hedgerows, areas of hawthorn and natural shelter. The land runs down towards Dunston Brook and offers both productive and amenity appeal.

The land is divided into a number of useful enclosures and is considered suitable for a range of agricultural, equestrian and lifestyle uses, subject to the necessary consents.

## LOT B – Land and Barn with conversion potential (c. 7.34 acres)

### Guide Price: £400,000

Lot B comprises a substantial barn and land situated to the south of Johnnygate Lane. The stone barn with potential for conversion, subject to the necessary consents, together with adjoining pasture, orchard and approximately one acre of woodland.



The barn is a key feature of the lot and provides an increasingly rare opportunity for purchasers seeking to create a residential dwelling, holiday accommodation, studio, workspace or ancillary accommodation, subject to obtaining the necessary consents.

The double-height stone barn includes a part mezzanine floor, timber windows and a stone slate roof. Adjoining the barn are two single-storey open-fronted cart sheds. The barn benefits from a neighbouring tarmacadam parking area, with a mature orchard beyond.

The land comprises three good grass fields, suitable for mowing and grazing, together with a parcel of mature woodland forming the south-eastern boundary. The land is well suited to a variety of agricultural, equestrian, amenity and recreational uses, subject to the necessary consents, and benefits from its own access off Johnnygate Lane.



Lot A

Lot B

0m 50m 100m 150m





# General Information

## Option

Lot B will be offered to the successful purchaser of Lot A for a fixed price of **£500,000** on the fall of the hammer. Should this option not be exercised, Lot B will be offered for sale immediately thereafter.

## Services

Lot A benefits from mains electricity and mains water. Drainage is to a private septic tank. Heating is provided by an oil-fired central heating system, together with an oil fired AGA.

There is a well behind the Dutch Barn in Lot A—no investigations into the water has been made.

## Fixtures and Fittings

Only those fixtures and fittings specifically referred to in these particulars are included in the sale.

## Tenure and Possession

The property is sold freehold with vacant possession upon completion.

## Sporting, Timber and Mineral Rights

The sporting, mineral and timber rights are included in the sale insofar as they exist.



## **Rights of Way, Wayleaves and Easements**

Mill Lane and Johnnygate Lane are understood to be adopted highways.

A bridleway, understood to be Bridleway No. 19, passes between the farmhouse and the main range of traditional buildings. Public footpaths also cross parts of Lots A and B, including Footpaths Nos. 18 and 19. Further details are available via the Derbyshire County Council mapping portal.

A Cadent Main crosses part of the holding.

The property is sold subject to, and with the benefit of, all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

## **Local Authority**

North East Derbyshire District Council, 2013 Mill Lane, Wingerworth, Chesterfield, Derbyshire, S42 6NG. T| 01246 231111

W| [www.ne-derbyshire.gov.uk](http://www.ne-derbyshire.gov.uk)

## **Viewing**

Strictly by appointment through the selling agents Bagshaws LLP.

## **Method of Sale**

The property is to be sold by Public Auction at the Agricultural Business Centre, Bakewell on Monday 20th July 2026 at 3pm.

The successful purchaser will be required to pay a 10% deposit on the fall of the hammer, with completion to take place 56 days thereafter unless stated otherwise within the contract.

## **Conditions of Sale**

The Conditions of Sale will be deposited at the office of the Auctioneers usually seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the Conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them.

The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

## **Deposits & Completion**

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 56 days thereafter, unless otherwise stated at the auction.

The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. VAT) for all lots sold up to a value of £99,999. For lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. VAT), payable on the fall of the hammer.

## **Registering to Bid & Money Laundering Regulations**

All bidders must register with the auctioneers prior to bidding and provide proof of identity and proof of address in compliance with the Money Laundering Regulations 2017. The documentation collected is for this purpose only and will not be disclosed to any third party. As auction mornings can be busy, we strongly advise completing your registration and document verification in advance. Please contact us ahead of the auction to arrange this and ensure you are ready to bid on the day.

## **Online Bidders**

Those wishing to bid online must register by 12 noon on the Friday prior to the auction. Please ensure your proof of identity and proof of address are submitted at the point of registration, as bids cannot be accepted without verified documentation. In addition to the standard buyer's fee, online bidders are subject to an additional online buyer's premium of £500 plus VAT (£600 inc. VAT), payable on the fall of the hammer. Please contact us to register or for further details.

## **Agents notes**

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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