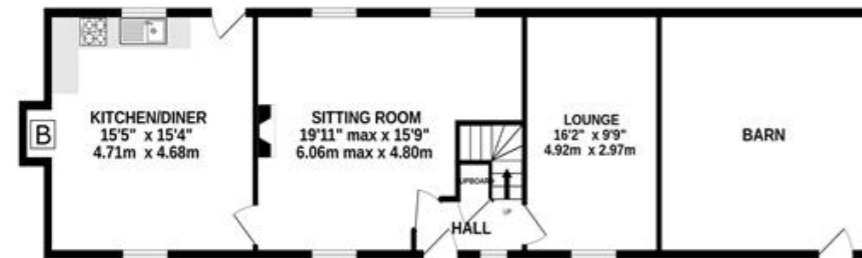


**NEEDHAM GRANGE**  
**HIGH NEEDHAM**  
 Earl Sterndale, Buxton  
**£1.1 MILLION**

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2023



A wonderful and historic stone built farmhouse sitting in grounds extending to around 9.75 acres and with a range of stone barns with planning permission granted for conversion into holiday cottages. The principal dwelling consists of living accommodation including two separate reception rooms and dining kitchen to the ground floor with three bedrooms and family bathroom to the first floor. There is a wealth of period features including oak beams, mullioned windows and original stone fireplaces. Planning consent has been granted to expand the current living quarters into the attached barn to provide an additional en-suite bedroom to the first floor and a new kitchen diner and cloakroom/WC to the ground floor (see planning application NP/DD/1021/1086).

**GASCOIGNE HALMAN**



**NOTICE**  
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THE AREAS LEADING ESTATE AGENCY

Chapel-En-Le-Frith

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- Historic Detached Home
- Planning Consent for Extending into Attached Barn
- Additional Barns with Consent to Convert to Holiday Cottages

- Approximately 9.75 Acres in Total
- Woodland Area
- Grazing Land

**£1.1 MILLION**

**NEEDHAM GRANGE**

High Needham, Earl Sterndale, Buxton



**DESCRIPTION**

There is an array of barns including traditional stone barns with planning consent being granted to convert into three holiday cottages with a combined total of nine en-suite bedrooms with communal courtyard and parking. (See planning application NP/DDD/0521/0581). A modern barn sits behind the traditional barns but would be removed for the conversion.

The property, thought to have been built ca. 1650 on a site dating from the 12th-century, is not listed, but is understood to be a Heritage Asset and belonged to the Chatsworth Estate until 1960. Having fallen into disrepair, the current owner purchased the property in 1990 and

commenced a program of re-development bringing the property to the comfortable home it remains today. The land belonging to the house is varied and including grazing land, woodland area, gardens and an area for a market garden. A driveway sweeps around to the front of the property providing off road parking. Our vendors have stated that they may consider selling the barns with planning consent separately and keeping the main residence in the family. We therefore also welcome enquiries along those lines.

**LOCATION**

The property sits within The Peak District National Park in an enviable position with the villages of Longnor and Monyash within easy reach. A little further afield the larger towns of Buxton and Bakewell provide a large range of amenities. There are various other nearby facilities including the highly rated Royal Oak, Tagg Lane Dairy as well as footpaths and trails for exploring the neighbouring countryside.

**DIRECTIONS**

SK17 ODD for your Sat Nav.

**TENURE**

FREEHOLD Subject to Verification by Solicitors

**SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

**LOCAL AUTHORITY**

Derbyshire Dales District Council

**POSTCODE**

Peak District National Park

**VIEWING**

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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