



Brockett Booth Farm, Castleton, Hope Valley, Derbyshire, S33 8WB





# Castleton

Offers In The Region Of

## £795,000

A Unique Setting With Breathtaking Views

This substantial detached farmhouse, accompanied by a range of outbuildings, a garage, and ample off-road parking, rests peacefully in a rural haven at the base of Mam Tor, adjacent to National Trust woodland. Offering panoramic views of the surrounding Peak District countryside, it enjoys access to local amenities and falls within highly regarded school catchment areas.

Set amidst approximately 19.1 acres of farmland and featuring a walled reservoir, this property presents opportunities for reconfiguration, modernisation, and cosmetic enhancements.

The flexible layout comprises a front entrance/garden room, a dining hall leading to a utility room, a kitchen, and a living room. A ground floor bedroom/reception room with an en-suite shower room and an adjoining bedroom/reception room with a separate entrance door offering versatility.

Upstairs, a landing leads to two double bedrooms, one with an adjoining study/dressing room, a bathroom, and an additional bedroom.

Accessed via a gated track from the side of the Youth Hostel, the property boasts a large outbuilding in need of repair, a detached garage, and an attached store.

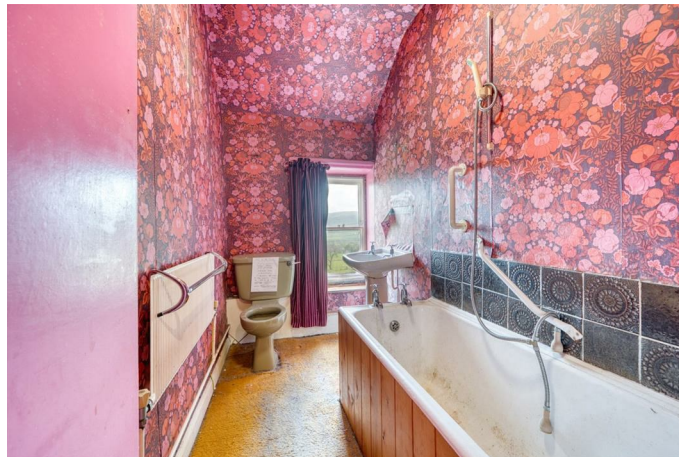
Offered with no upward chain, this property presents an exciting opportunity for those seeking a rural retreat.



- Outstanding Views
- Approx 19.1 Acres
- Within Highly Regarded School Catchment
- Easy Commutable Distance Of Major Commercial Centres
- Peaceful Rural Setting Set Beneath Mam Tor
- Private Walled Reservoir
- Offers Scope To Be Completed To Individual Specifications
- No Upward Chain
- EPC: F
- Viewings: Hathersage Office

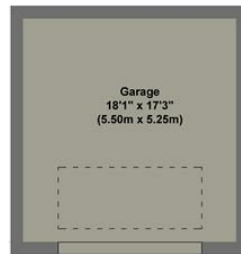
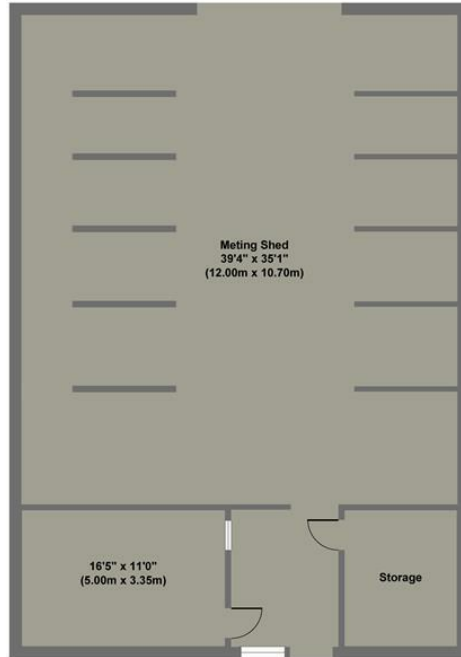




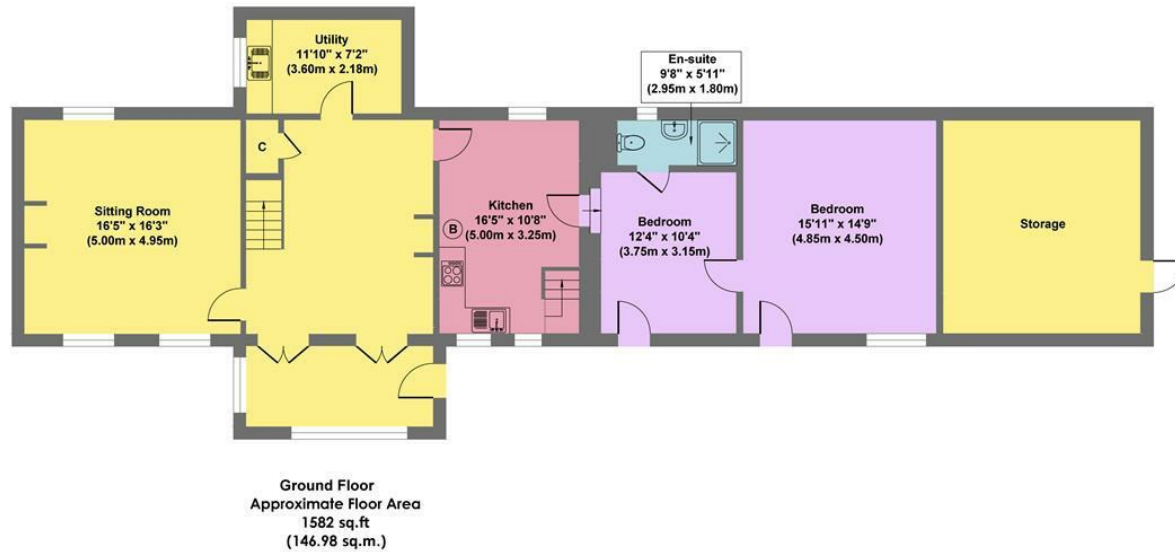
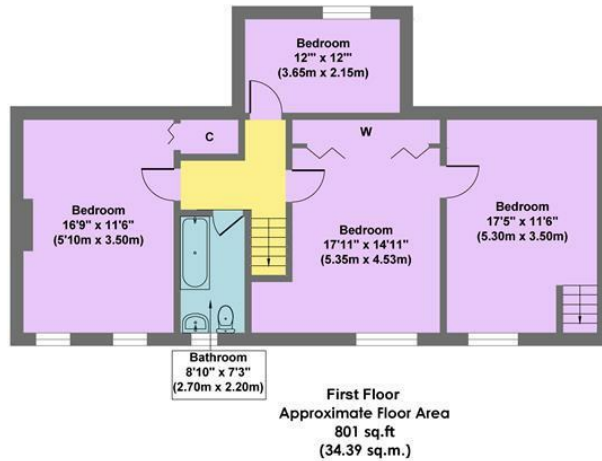




## Brockett Booth Farm



**Outbuilding**  
Approximate Floor Area  
2098 sq.ft  
(194.7 sq.m.)



**Approx. Gross Internal Floor Area 4479 sq.ft / 461.09 sq.m**

Illustration for identification purposes only, measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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**Saxton Mee**