



The Old Barn, Bamford, Hope Valley

The Old Barn, Manor Farm, Main Road, Bamford, Hope Valley, Derbyshire, S33 0DY

An equestrian property situated on the edge of Bamford village, comprising a semi-detached two bedroom barn conversion together with a range of stone-faced, concrete block built stables with conversion potential stpp, a manège and grassland all set in approx. 0.92 acres with a further 4.29 acres just along the road available separately for a fixed price of £65,000, excellent for those with equestrian interests. Location ideal for those commuting to Sheffield or Manchester or wishing to work from home.

GUIDE PRICE: **£525,000**

Location:

The Old Barn is situated in a semi-rural location on the edge of the village of Bamford, adjacent to open fields. The village provides a range of basic amenities including a primary school, churches, village hall, village bakery, community pub and Post Office, train station with direct links to both Sheffield and Manchester and fuel station. Secondary schooling and a doctor's surgery are available in the village of Hope (10 mins drive away). The nearby towns of Bakewell and Chapel en le Frith together with the city of Sheffield provide an extensive range of facilities including high street shops and supermarkets. There are many nearby local walks, bridleways, trails and beauty spots within the Peak District National Park, excellent for those who enjoy the outdoors and with equestrian interests. The local riding club has an arena and showground located on the outskirts of Bamford village offering regular clinics and competitions. The property is ideally located for easy access onto the A6187 and the A57 connecting to the nearby towns of Bakewell (11 miles) and Chapel en le Frith (11 miles) and to the city of Sheffield (11.5 miles).

Directions:

From Sheffield take the A57 by the University heading west. Follow the A57 Manchester Road out of the city and continue until the junction at the Lady Bower Reservoir. Turn left onto the A6013 heading towards Bamford. Follow the road into the village and continue past The Anglers Rest community pub on the left and shortly after there is a right hand turning for South View. As you turn right, the driveway to the property is straight head.

Description:

The Old Barn offers an excellent opportunity to acquire an equestrian property with the benefit of a barn conversion, stabling, manège and land all set within approximately 0.92 acres with a further 4.29 acres of land nearby. The barn is an attractive 17th stone barn conversion currently arranged having two double bedrooms and a large reception room together with a dining kitchen all with far reaching rural views towards Shatton Moor. Externally the property offers mature gardens, grass paddock and equestrian facilities, excellent for those with equestrian and hobby farming interests.





Accommodation:

Reception Porch:

5' 3" x 3' 2" (1.59m x 0.97m)

With an entrance door from the front, with dual aspect windows, tiled flooring and a door into:

Sitting Room:

21' 0" x 17' 3" (6.41m x 5.25m)

A lovely spacious room with dual aspect windows to front and side. A large south-facing picture window offers beautiful, far reaching views toward Shatton Moor. There is a feature stone fireplace and stone mantelpiece and hearth with multiple fuel burning stove, full height ceiling with exposed beams and laminate wooden flooring with underfloor heating. A spacious room which is used as a lounge area and dining room.

Dining Kitchen:

16' 10" x 12' 8" (5.14m x 3.85m)

With an entrance door, a window to the front, a fitted kitchen with oak wall and floor units, a stainless steel sink and drainer, built-in appliances including a dishwasher, washing machine, two upright fridge freezers and freestanding gas cooker with an extractor fan over. There is tiled flooring and exposed ceiling beams and doors leading into the lounge diner and inner hallway. There is ample room for a large dining table.



Inner Hallway:

15' 3" x 5' 5" (4.64m x 1.65m)

Leading from the Kitchen, a spacious hallway leading to the bedrooms and bathroom, with generous built-in storage.

Bathroom:

11' 0" x 5' 3" (3.35m x 1.59m)

With a three piece suite with a bath and shower over, low level WC, wash hand basin, waterproof laminate wood-effect flooring, storage cupboard, towel radiator and an extractor fan.

Bedroom One:

11' 5" x 10' 6" (3.47m x 3.21m)

A spacious double bedroom with feature truss beamed ceiling, built-in wardrobe, built-in overhead storage cupboard, a radiator, twin windows to front and a door into:

Ensuite:

8' 2" x 3' 3" (2.5m x 0.99m)

A fitted suite with a shower cubicle, low level WC, a vanity wash hand basin with storage underneath, towel radiator, tiled walls and waterproof laminate wood-effect flooring and an extractor fan.



Bedroom Two:

11' 5" x 10' 6" (3.47m x 3.21m)

A double bedroom with exposed ceiling beams, a built-in overhead storage cupboard, a radiator and a window to front.

Externally:

There is an entrance driveway leading to the generous upper parking area for The Old Barn and then down into a second parking area suitable for a horse trailer which leads to the stable yard. There is a small garden area to the front of The Old Barn with a patio area. The main garden to the side of The Old Barn is mainly down to lawn, with planted borders, a range of fruit trees and bounded by dry stone walling, benefiting from panoramic views across the valley to Shatton Moor and Win Hill.

Outbuildings:

Positioned to the side and rear of the house are a range of outbuildings with access to the side, comprising the following:

Garden Shed:

There is a good-sized (10ft x 10ft) timber garden shed and a wood store positioned to the rear of the property.

Stable Building:

An 'L' shaped stone-faced concrete block-built (Brindblock) stable block under a tiled roof, with a concrete floor. Internally there are four stables with three measuring 12ft x 12ft and one measuring 12ft x 16ft. The building has electric power and lighting.

Stable:

Situated within the yard, is a small (10ft x 8ft) timber framed stable/store

Manège:**68' 11" x 98' 5" (21m x 30m)**

Situated below the stables and comprising high-quality Fibresand surface topped with rubber chips with wooden fencing and metal gates.

Land:

The land is down to permanent pasture with all being suitable for grazing. The land is split into various areas with post and rail fencing and hedgerows and metal gates. Vehicular access to the land is from the yard area and from the access driveway.

Additional Land:**Guide Price £65,000**

The second parcel of grassland is located a short distance along the road, accessed by a stone track to the field gate. There is approximately 4.29 acres of grassland, all suitable for grazing and mowing. The parcel is separated into two fields. The land has two shared natural water sources via field troughs on the boundaries.

General Information:**Basic Payment Scheme and Environmental Stewardship:**

The land is not currently entered into any payment schemes, however the land is eligible to be registered

Services:

The property has the benefit of mains electricity, gas, water and drainage. Broadband internet is available suitable for those wishing to work from home. There is a gas fired central heating combi boiler for the house.

Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

Tenure and Possession:

The property is sold freehold with vacant possession granted upon completion.

Timber and Sporting Rights:

It is understood that these are included in the sale as far as they exist

Rights of Way, Wayleaves and Easements on The Old Barn:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. Parking in the courtyard is available only to the owners of The Old Barn, but the adjoining property Manor Farm has a right of way for a vehicle over the entrance and part of the courtyard for access to park in their garage. The neighbouring property has a right of way over the entrance to access their side door and garden area. The owner of an adjoining parcel of land has a right of way for access.

Rights of Way, Wayleaves and Easements on the detached parcel of land:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. There is a right of way to access the land over a jointly-owned broad track from Ashopton Old Road to the field gate and there is a second narrower access track from Main Road to another field gate. There is a public footpath crossing the land.



Council Tax Band:

C

EPC Rating:

E

Local Authority:

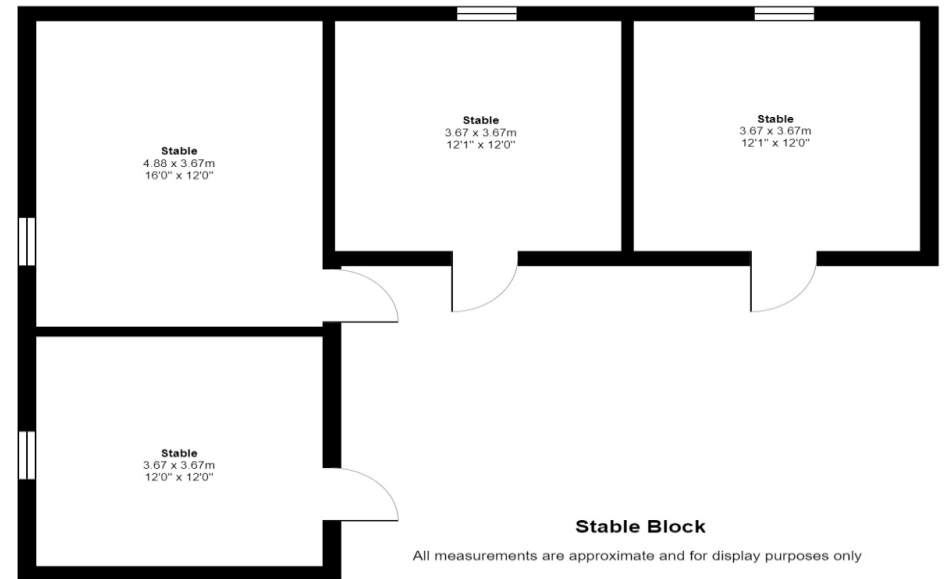
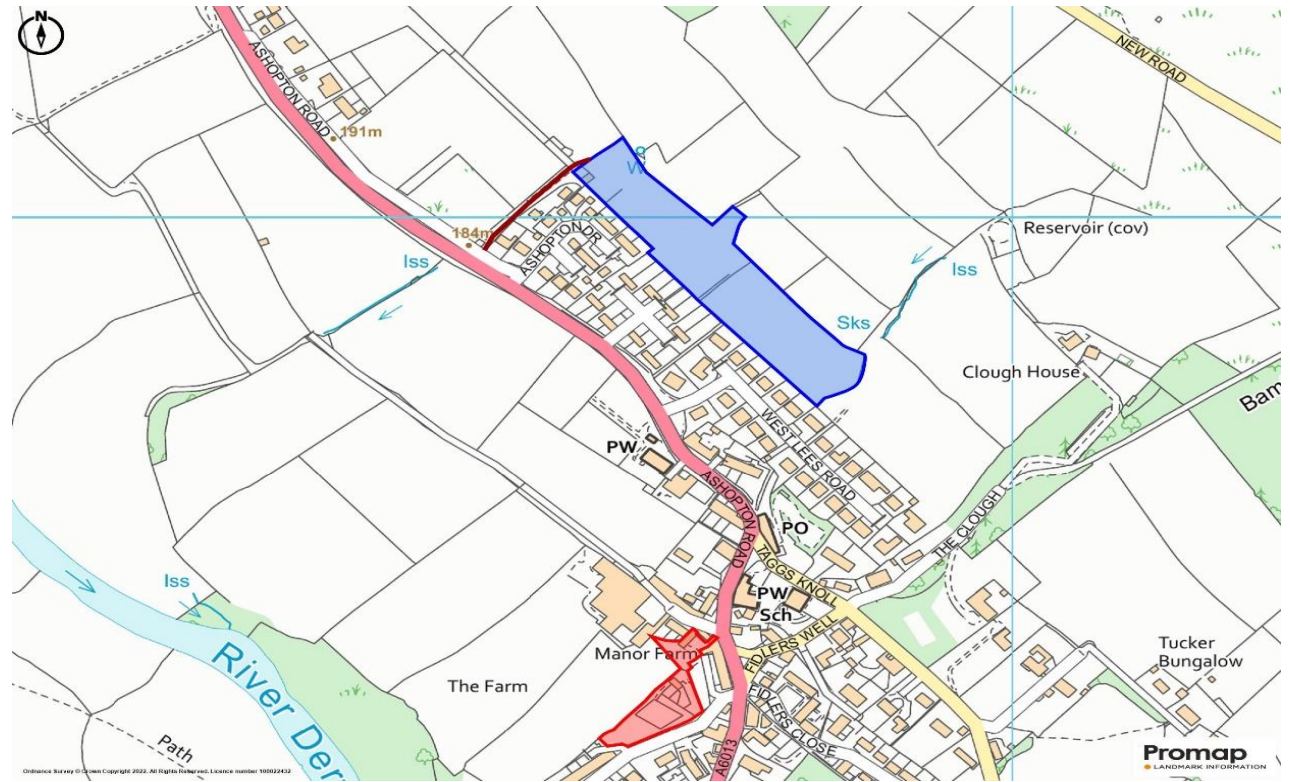
High Peak Borough Council, Buxton Town Hall,
Buxton, SK17 6EL

Planning Authority:

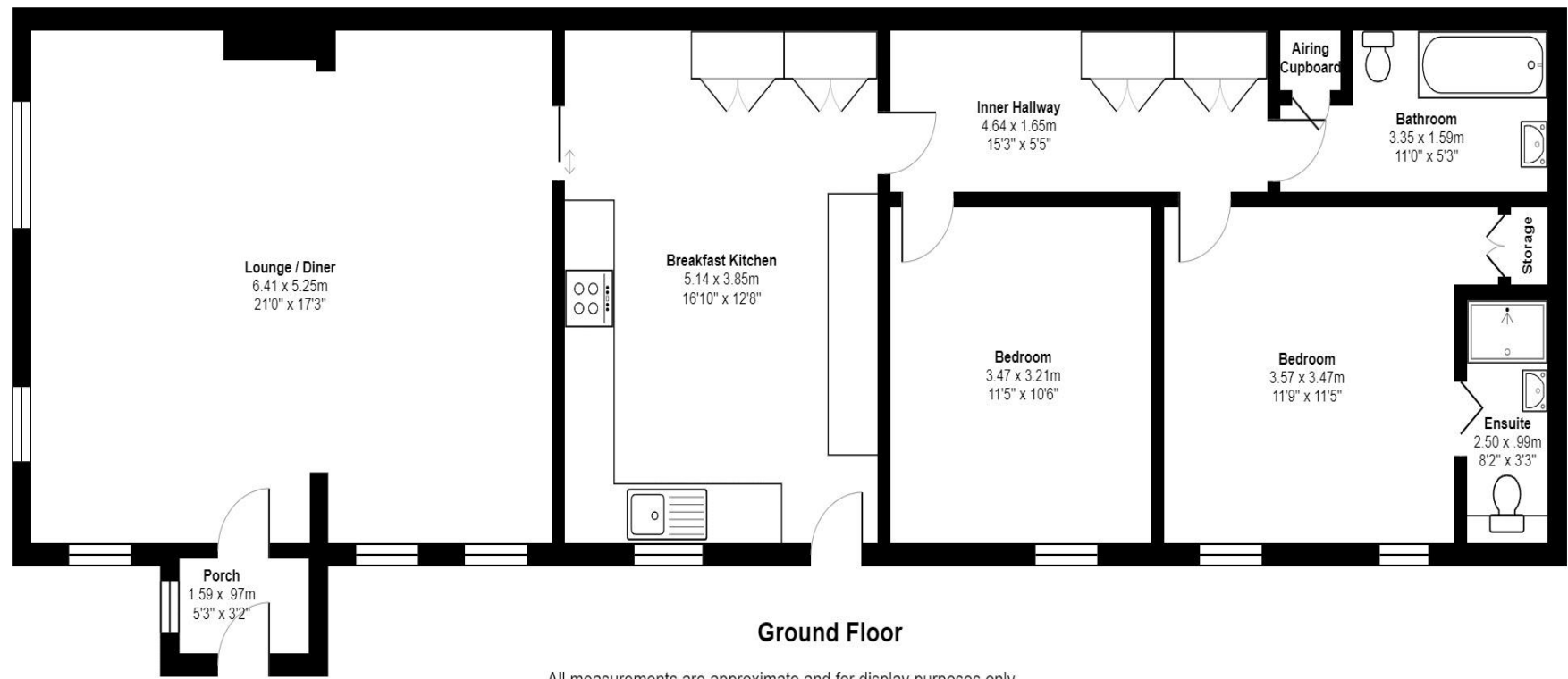
Peak District National Park, Aldern House,
Bakewell, DE45 1AE

Method of Sale:

The property will be offered for sale by Private
Treaty.



All measurements are approximate and for display purposes only



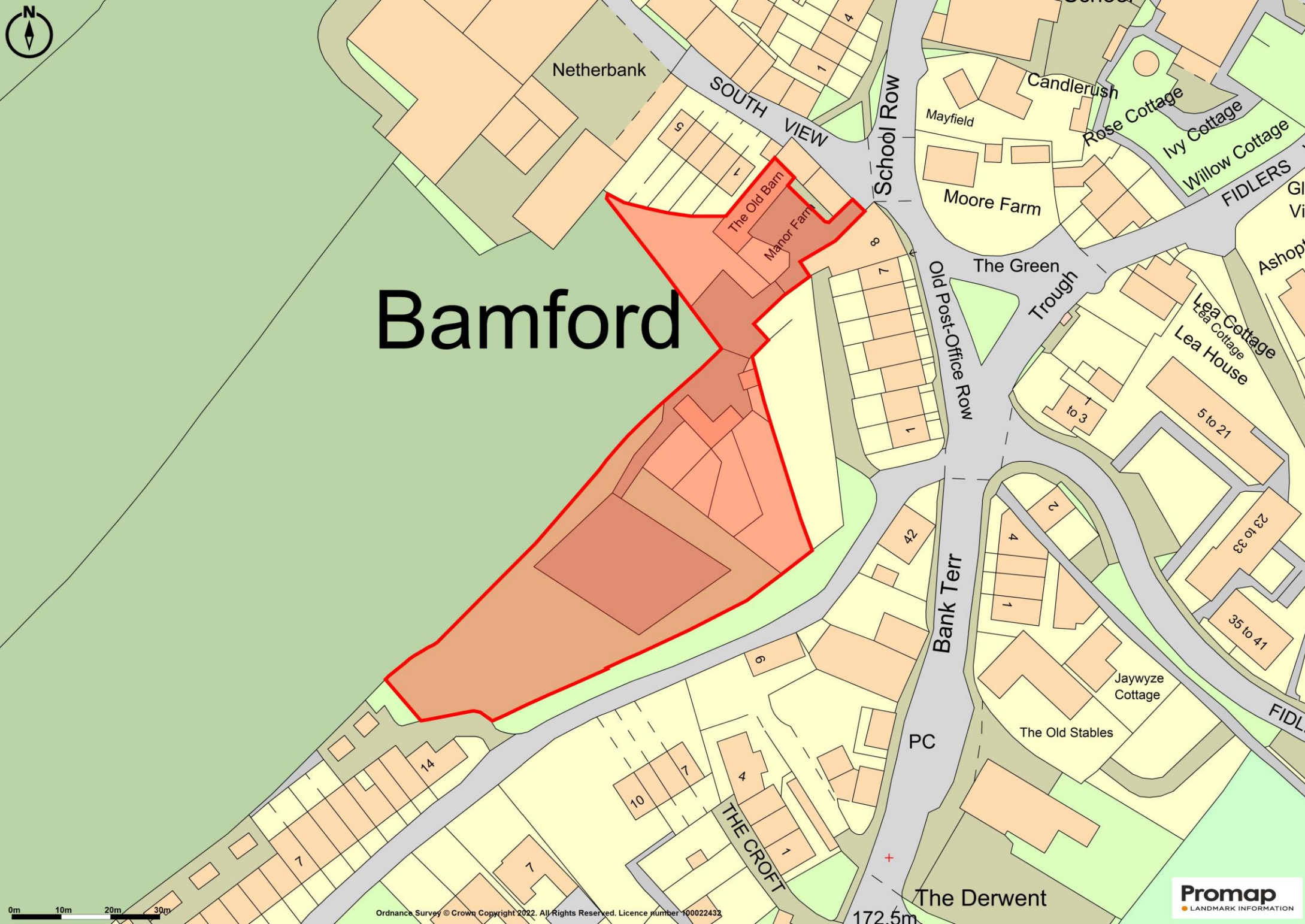
Ground Floor

All measurements are approximate and for display purposes only





Bamford



Netherbank

SOUTH VIEW

School Row

Candlerush

Rose Cottage

Ivy Cottage

Willow Cottage

Mayfield

Moore Farm

The Old Barn

Manor Farm

FIDLERS

Old Post-Office Row

The Green Trough

Lea Cottage

Lea House

Ashopt

Bank Terr

PC

Jaywze Cottage

The Old Stables

FIDL

THE CROFT

The Derwent

172.5m





Agents Note;

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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