



Hocker Barn
Longnor

**Hocker Barn
Barrow Moor
Longnor
SK17 0QT**



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10.69 ac

A traditional stone-built, detached barn conversion nestled in the Peak District National Park, complete with various traditional outbuildings, far reaching rural views, and surrounding grassland all extending to approx. 10.69 acres, excellent for those with lifestyle, equestrian and hobby farming interests.

There is the possibility of purchasing a block of adjoining land and stables by separate negotiation.

Guide Price:

£630,000



Bakewell Office - 01629 812 777



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Ground Floor

The property benefits from a spacious dining kitchen with fitted units, dual aspect views overlooking both the front of the property and the side, an external door to the patio area, and ground floor w.c. The sitting room offers a log-burner, built-in storage space and a window providing views to the front of the property, along with the external front door.



First Floor

The stairwell leads up from the kitchen and gives way to two double bedrooms, each boasting rural views, the master bedroom providing access to the loft for storage via a staircase. A bathroom is situated to the front of the property complete with w.c, basin and bath with shower over.



Externally

Gardens

There is a lawn area to the rear of the barn conversion, with a patio area to the side, and an orchard space to the front.

Driveway

The entrance driveway off the road is a granted right of way (shown blue in the property plan) leading to a private yard area with space for multiple vehicles, situated to the front of the barn conversion, and giving access to the whole property.

Outdoor stores

To the front of the barn conversion there are various small outhouses, timber and block in construction, utilised as log stores, kennels, and general storage.

Workshop (12.04m x 7.63m max)

Adjoining the barn conversion, a block-built workshop and lean-to with garage doors to the front, internally divided into an office, storage, workshop and car ports, with the flexibility of other uses. The workshop also provides the possibility of extended dwelling accommodation subject to the necessary consents.

Nissan Hut (10.65m x 5.14m)

Accessed from the main yard area, a block-built Nissan Hut under a curved sheet roof, providing storage.

Storage units

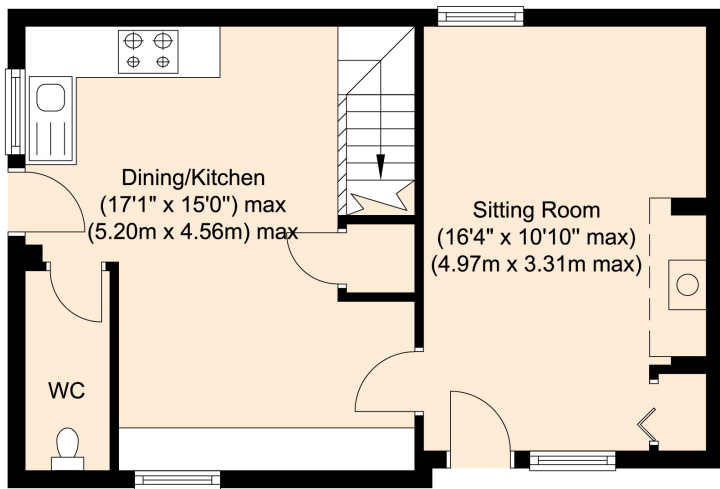
Block-built stores with a concrete floor, monopitch sheet roof, and doors opening onto the yard area, internally divided into three, providing ample storage space. Store one utilised as a stable (5.91m x 3.5m), Store two used for storage (7.84m x 3.23m), and Store three used as a workshop with an outdoor w.c. and utility/appliance unit (6.57m x 3.11m).

Land

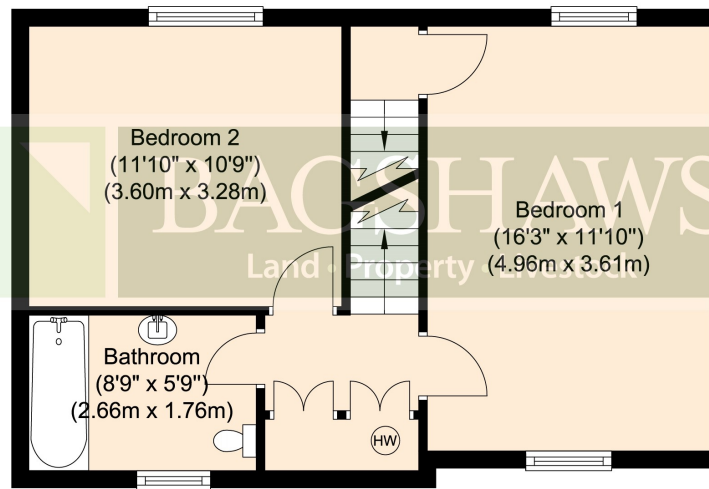
The land is all down to grass, being suitable for grazing of livestock and/or horses, with some suitable for mowing, individually divided into paddocks. The grassland also provides the 'country lifestyle' for those seeking a plot of land for vegetable patches, smallholding, hobby farming etc. Bounded by dry stone walling and post and wire fencing, the land is accessed from both the driveway and yard area and situated to the east of the property, with mains water available and all in good heart. There is the possibility of purchasing a block of adjoining land, 2.82 acres (1.14 ha), and block-built stables by separate negotiation, shaded purple on the property plan.



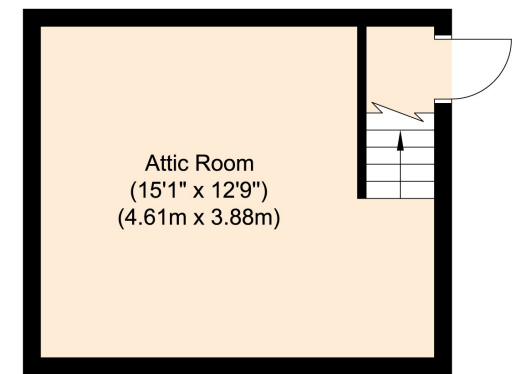
Ground Floor



First Floor



Attic Room



Hocker Barn, Barrow Moor, Longnor Buxton SK17 0QT

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

General Information

Services

Mains water and electricity. Drainage is via a shared septic tank. The central heating is via an oil fired central heating system.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. Hocker Barn has a right of way over the driveway leading from the road to the property shaded blue in the property plan.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

Local Authority

Staffordshire Moorlands District Council, Leek.

Council Tax Band – TBC

EPC – E

Method of Sale: The property is for sale by private treaty.

Viewings:

Strictly by appointment through the Bakewell Office of Bagshaw's as sole agents on 01629 812 777 or e-mail: Bakewell@bagshaws.com.

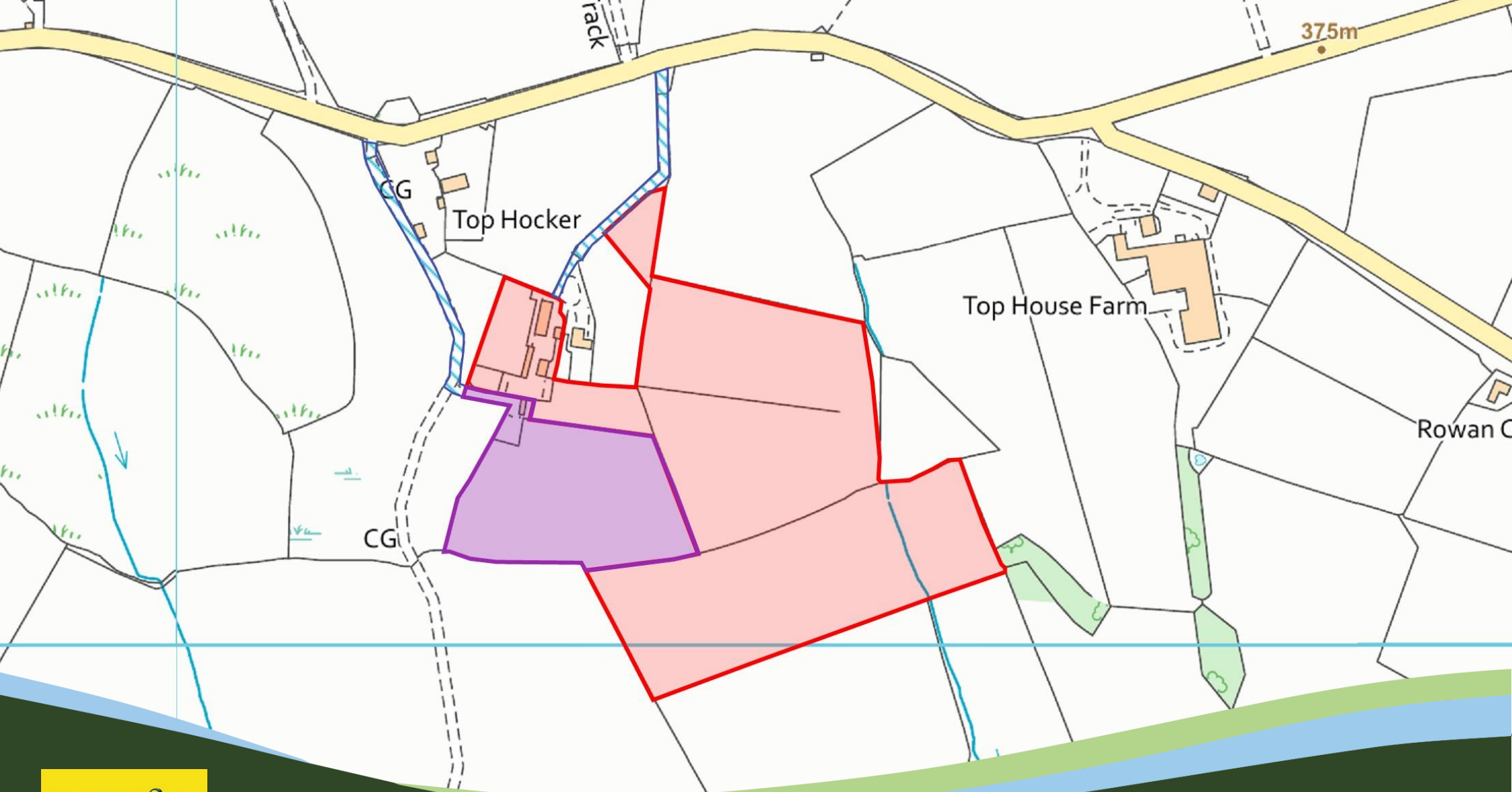
Agents Note:

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.

Directions:

Heading northeast out of Leek, follow the A53 Buxton Road, passing through Blackshaw Moor. Continue along the A53 climbing up the hill, pass the Winking Man pub on your right hand-side, and turn right onto Leek Road signposted for Longnor. Follow the road for approx. 1.7 miles, the property can be found on your right hand-side, signposted for Hocker Farm.





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