



Mouselow Farm
Dinting, Glossop



**Mouselow Farm
Bankswood Road
Dinting
Glossop
SK13 7QQ**



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15.34 ac

A lovely smallholding situated in a rural location just outside the village of Dinting with far reaching views, comprising a three bedroom detached house, together with landscaped gardens, a range of stone outbuildings suitable for conversion (STPP), further stables and grassland all set within approx. 15.34 acres, excellent for those with equestrian and smallholding interests.

Guide Price:

£850,000



Bakewell Office - 01629 812 777



bakewell@bagshaws.com



Ground Floor

Entering from the front of the farmhouse, leads into the entrance porch, the sitting room sits in the middle of the house which is a spacious room with a features fireplace housing a multi fuel burning stove and stairs rising to the first floor. To the right there is a further large living room with an original open cooking range. Leading back through the sitting room is a spacious dining kitchen with fitted units with space for a dining table. The kitchen leads to the useful Utility room which houses plumbing for appliances and to a WC cloakroom. All the front rooms have fantastic views overlooking the land and valley beyond.



First Floor

The staircase rises from the sitting room and is met with a landing giving access to three double bedrooms, each boasting picturesque rural views over the surrounding valley. The master bedroom provides a bright, roomy space with the potential for an ensuite being such a large room. Adjoining is the family bathroom, a spacious room accommodating a bath, W.C., hand basin and separate shower, a window overlooking the rear land.

This property offers spacious family accommodation along with stunning rural privacy, with the potential to alter the layout to suit a buyers preference.



Gardens:

There are formal lawns to the front and side of the property with planted borders, shrubs and flowers. There is a large vegetable garden with a greenhouse and garden sheds, orchard with fruit trees and grass area. There is a patio area to the front of the house, excellent for outside dining and further lawned areas to the side of the house.

Driveway:

The main entrance driveway leading firstly to the house, with a tarmac parking area providing parking for multiple vehicles. The driveway then continues onto the yard area providing access to the barns and land.

Top Barn and adjoining Lean-to: 3.93m x 5.19m & 5.09m x 4.9m

A detached two storey stone barn under a stone slate roof, currently used as a stable, various windows and pedestrian door, with electric. There is a first floor currently used for storage. The building does have some potential for conversion into residential accommodation, subject to the necessary planning consents. The lean-to is a stone front building with a sheeted roof, currently used as a tack room but could also be two further stables.

Timber Built Stable: 3.05m x 3.57m

A free standing timber built stable with a front overhang.

Garden Shed: 4.38m x 1.95m

A stone building with concrete flooring and is currently used as storage positioned to the side of the property.

Middle Barn: 6.24m max x 7.27m

A two storey stone barn under a stone slate roof, internally split into two main sections. There is a large vehicle door and two pedestrian doors together with various windows. The building has lighting, electric and water which has been used for the vendors hobby, but would be used for livestock/stabling or as machinery storage. The building does have some potential for conversion into residential accommodation, subject to the necessary planning consents.

Bottom Barn: 5.4m x 4.99m

A two storey traditional stone-built barn, internally comprising two loose boxes with concrete flooring. The building has electricity and a number of windows. The building does have some potential for conversion into residential accommodation, subject to the necessary planning consents.

Further Stone Buildings:

There is a stone built former pig style and a stone storage shed positioned in the yard.

Hen Shed: 7.25m x 2.46m

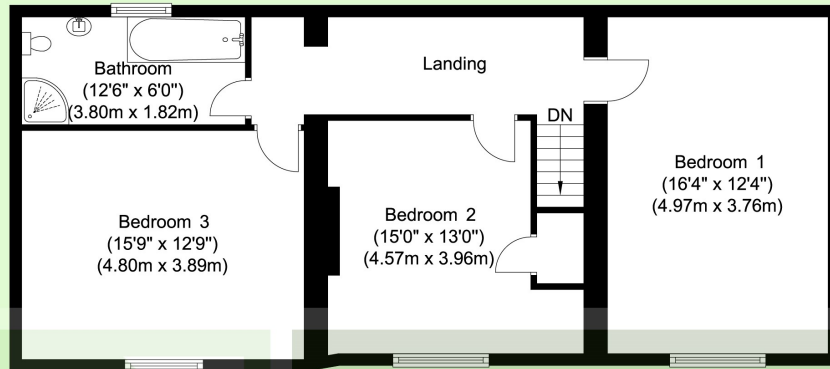
There is a large timber built chicken house with perch boxes and a run.

Land:

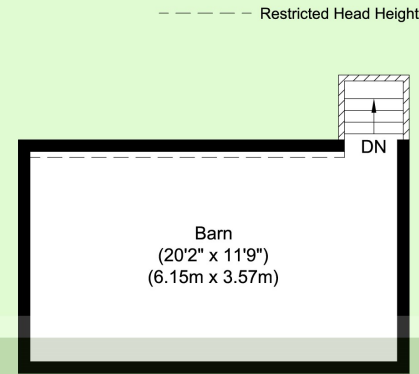
The land is down to permanent pasture with all being suitable for grazing of all livestock and some for mowing. The land is split into four main fields with dry stone walling and post and rail fencing. Vehicular access to the land is from the yard area and from access lane. There is direct access onto a bridleway from the property,



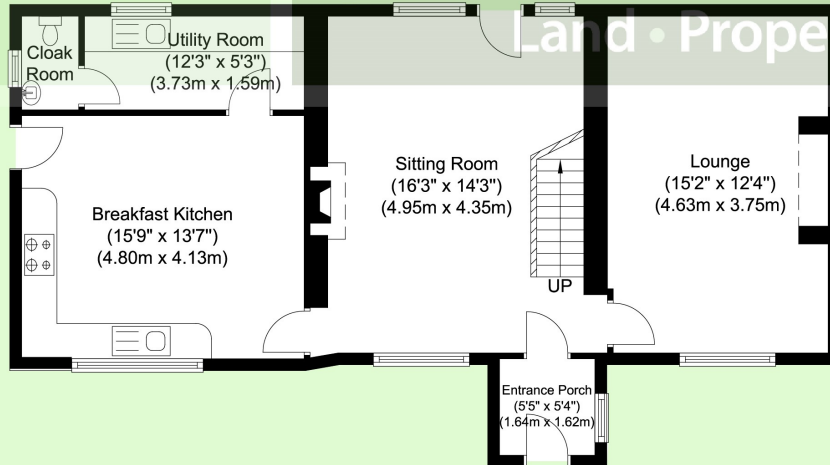
First Floor



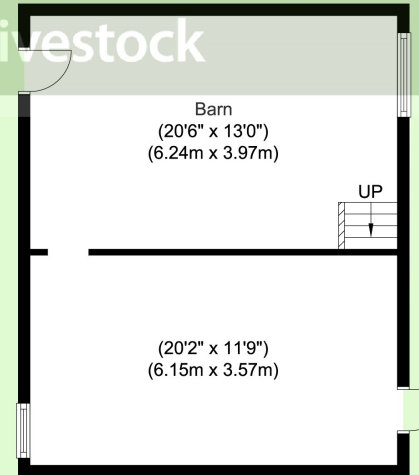
Barn First Floor



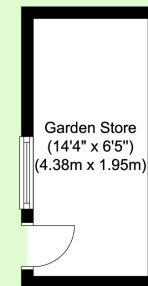
Ground Floor



Barn Ground Floor



Garden Store



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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:

Main's water and electricity are connected, with private drainage. There is a gas fired central heating system from a bottled gas supply.

Basic Payment Scheme and Environmental Stewardship

The land is registered with the Rural Payments Agency. There are no entitlements available. The land is not currently entered into an Environmental Stewardship scheme.

Sporting and Timber Rights:

These rights are believed to be included as far as they exist.

Fixtures and Fittings:

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

Tenure and Possession:

The property will be sold freehold with vacant possession upon completion.

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:

From Glossop town centre, head North out of the town along the B6105 Woodhead Road. Continue along the road out of the town and take a left hand turning onto Cemetery Road towards Hadfield. Once on the road, continue past the cemetery and straight over the staggered crossroads, past a farm on the right hand side and down the hill into the edge of Hadfield, continue past a row of houses on the left. Just after there is a left hand turning before the bridge called Bankswood Road. Take this lane which goes through the Bankswood park and then follow the lane up the hill through woodland and the farm will be found at the end of the lane on the left hand side as indicated by our For Sale board.

Rights of way, wayleaves and easements:

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars. Mouselow Farm has a right of way for access therefore Bankswood Park along Bankswood Lane. The neighbouring property has a right of way over the driveway and through the property to Mouselow Cottage. We understand this route is along a public footpath.

Local Authority:

High Peak Borough Council.

Council Tax Band – Band D

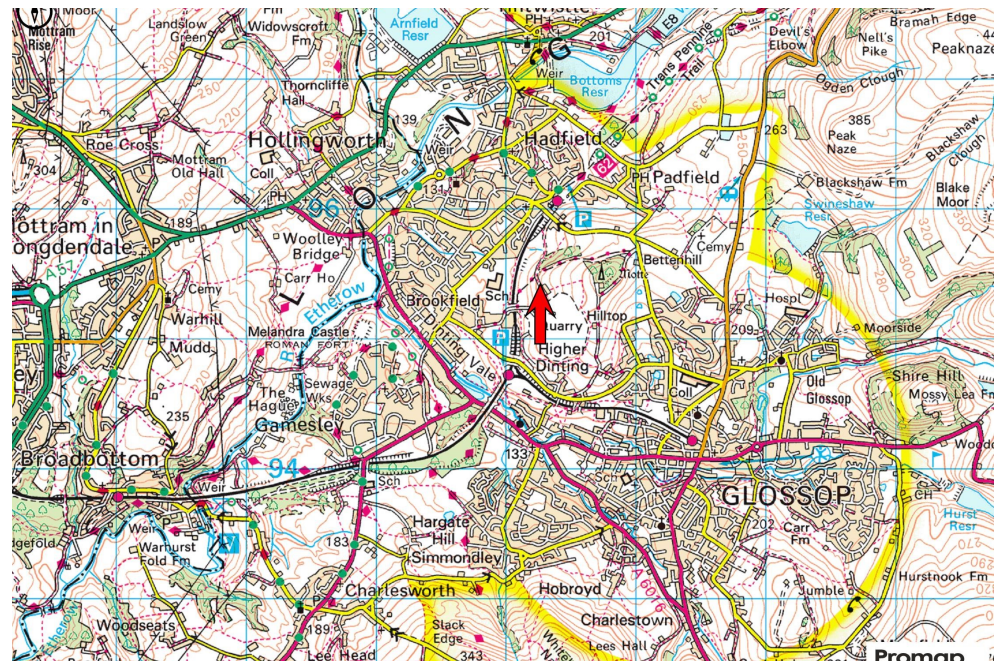
EPC Rating - F

Viewing:

Strictly by appointment through the selling agents Bagshaws Bakewell Office.

Method of Sale:

The property is offered by Private Treaty.





The Agricultural Business Centre, Bakewell DE45 1AH

T : 01629 812 777

E : Bakewell@bagshaws.com

www.bagshaws.com

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