



**High Garth** Includes 0.86 acre field and stables/outbuilding  
Chelmorton



**High Garth, Main Street  
Chelmorton, Buxton  
SK17 9SL**



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**0.86 ac**

Bagshaws are delighted to offer for sale this semi-detached, stone-built dormer bungalow, along with a parcel of nearby grassland and stables totalling approximately 0.86 acres.

Located centrally within the popular Derbyshire Dales village of Chelmorton, this property offers three double bedrooms, lawned gardens, a private driveway and single garage. The village itself has a local Country Inn and is conveniently central between the historic market towns of Buxton (5 miles) and Bakewell (9 miles), with their wide range of amenities, schools, and transport links.

Whilst the property would benefit from internal modernisation, overall it is in good condition, with UPVC windows and doors throughout and multiple storage spaces. With the nearby land within walking distance, it provides a rare opportunity for those seeking the 'country lifestyle' with equestrian and hobby farming interests. This rural location provides easy access to the Pennine Bridleway, multiple cycle trails, and the beautiful Derbyshire Dales

**Guide Price:**

**£375,000**



Bakewell Office - 01629 812 777



[bakewell@bagshaws.com](mailto:bakewell@bagshaws.com)



# Accommodation

High Garth is a stone-built dormer bungalow with accommodation across two floors. The interiors would benefit from modernisation, but overall the property is in good condition, with UPVC windows and doors throughout. Entering from the front hallway, a cloakroom offers a ground floor w.c. and basin to the left, then entrance to the spacious open-plan lounge diner with dual aspect windows.

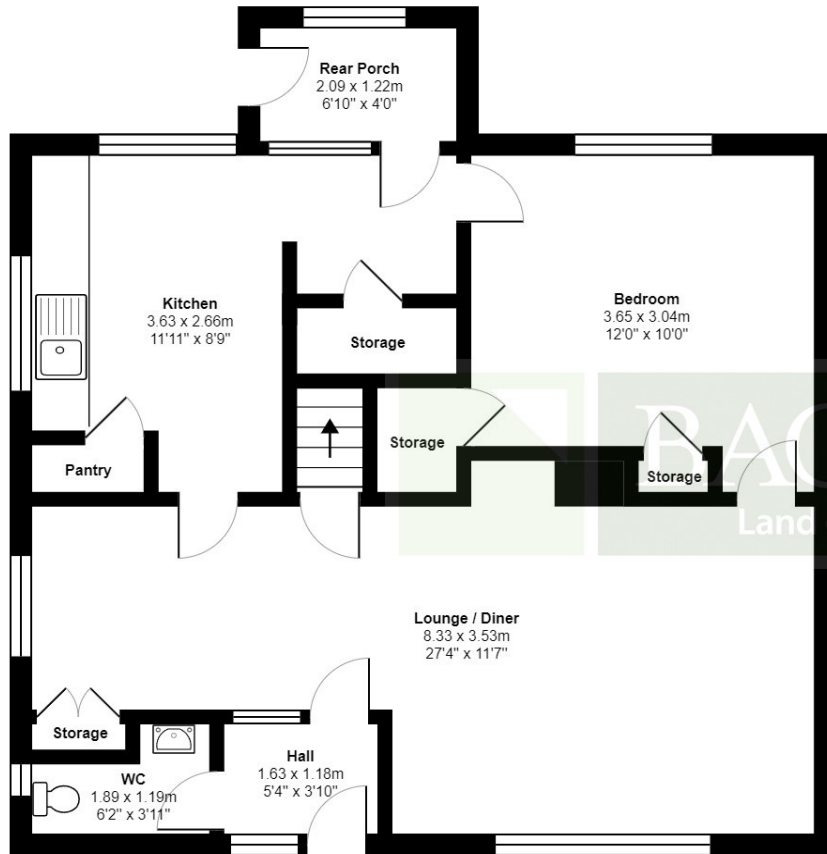
The kitchen sits to the rear of the property with dual aspect windows offering far reaching rural views, and provides storage space with two large pantry/stores. An internal door leads to a rear porch/boot room, and an external door opening onto the rear garden.

A ground floor double bedroom with multiple built-in storage cupboards can be accessed from both the lounge and kitchen and provides potential for further living space.

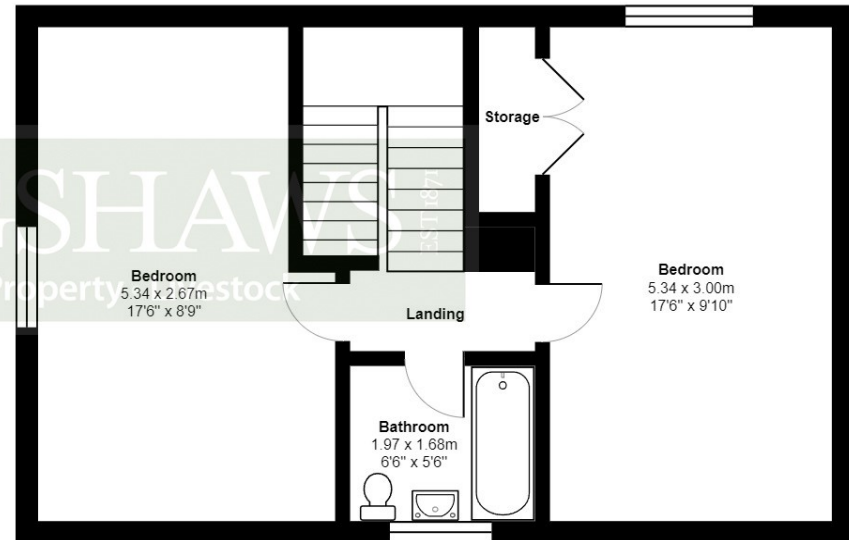
The first floor, leading from stairs in the lounge, provides two generously sized double bedrooms either side of the landing, one with built-in wardrobes. A family bathroom is offered with a bath, basin and w.c.

Externally, the property comprises of a private gated driveway with parking for multiple vehicles, and a stone built single garage. Bounded by drystone walling, a front lawned garden offers mature shrubs, flower beds and path around to the rear. The rear garden backs onto fields and has a larger lawn in immaculate condition, well-maintained flower beds, and a small paved patio area offering outdoor seating space.





**Ground Floor**



**First Floor**

All measurements are approximate and for display purposes only

# Land and Stables

A parcel of grassland, measuring approximately 0.86 acres, is located a short distance away from the dwelling and within easy walking distance.

Convenient access to the land is either off Common Lane and down a short track suitable for vehicles, or via a footpath which runs from the field to the village centre, exiting a short distance below the dwelling.

The land is all down to permanent pasture and suitable for grazing and mowing. It includes a separate fenced off vegetable plot and orchard with established fruit bushes. It also benefits from a concrete block-built building, comprising of two stables, plus a separate storage building.

The dwelling with this parcel of land/stables provides a rare opportunity for those seeking the 'country lifestyle' with equestrian and hobby farming interests.



# General Information

## Services

Mains Water, Electricity and Drainage. Solid fuel heating via back boiler.

## 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. We understand there is a vehicular right of way granted along the track to access the field. There is also a public footpath running from west to east across the land boundary.

## Fixtures and Fittings

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

## Local Planning Authority

Peak District National Park Authority. Tel: 01629 816200

## Council Tax Band – D

## Directions:

From Bakewell, head northwest on the A6 signposted for Buxton, and continue along the A6 for approx 7 miles before turning left onto A5270. Follow the road for approx a mile, before turning left onto Common Lane, signposted for Chelmorton. Approx 300 yards along Common Lane the access track can be found on the right-hand side for the land. For the dwelling, continue on into the village, turn right at the end of Common Land, the property can be found on the right-hand side, indicated by our 'For Sale' board.

## Viewings:

Strictly by appointment through the Bakewell Office of Bagshaw's as sole agents on 01629 812777 or e-mail: bakewell@bagshaws.com.

## Solicitors

Brooke-Taylor Solicitors, 4 The Quadrant, Buxton, Derbyshire SK17 6AU  
Tel: 01298 22741 Contact Pamela Morton.

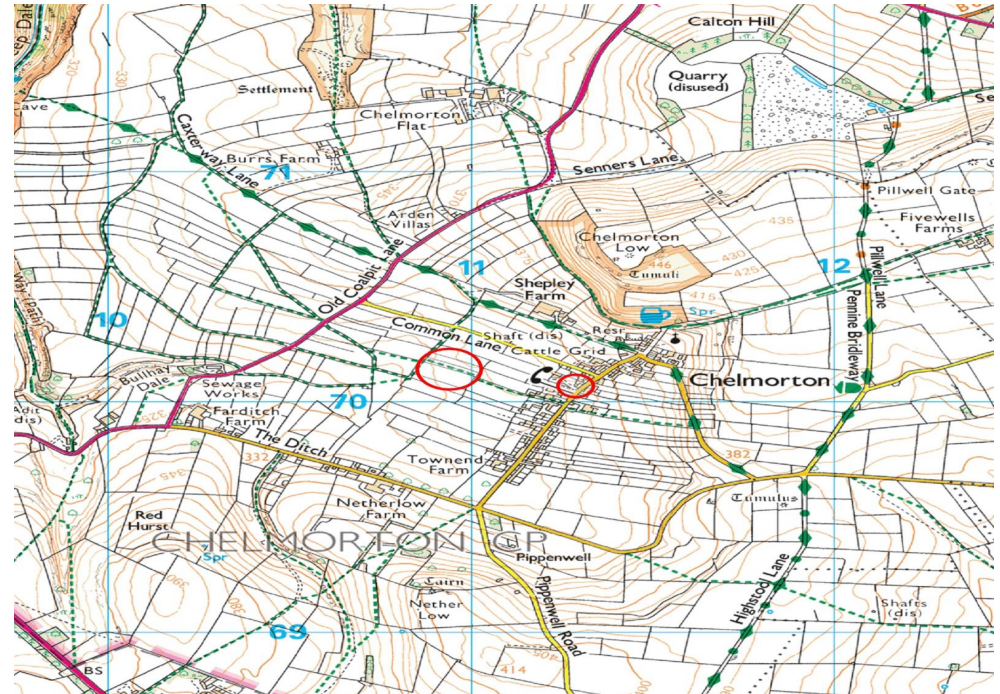
## EPC – E

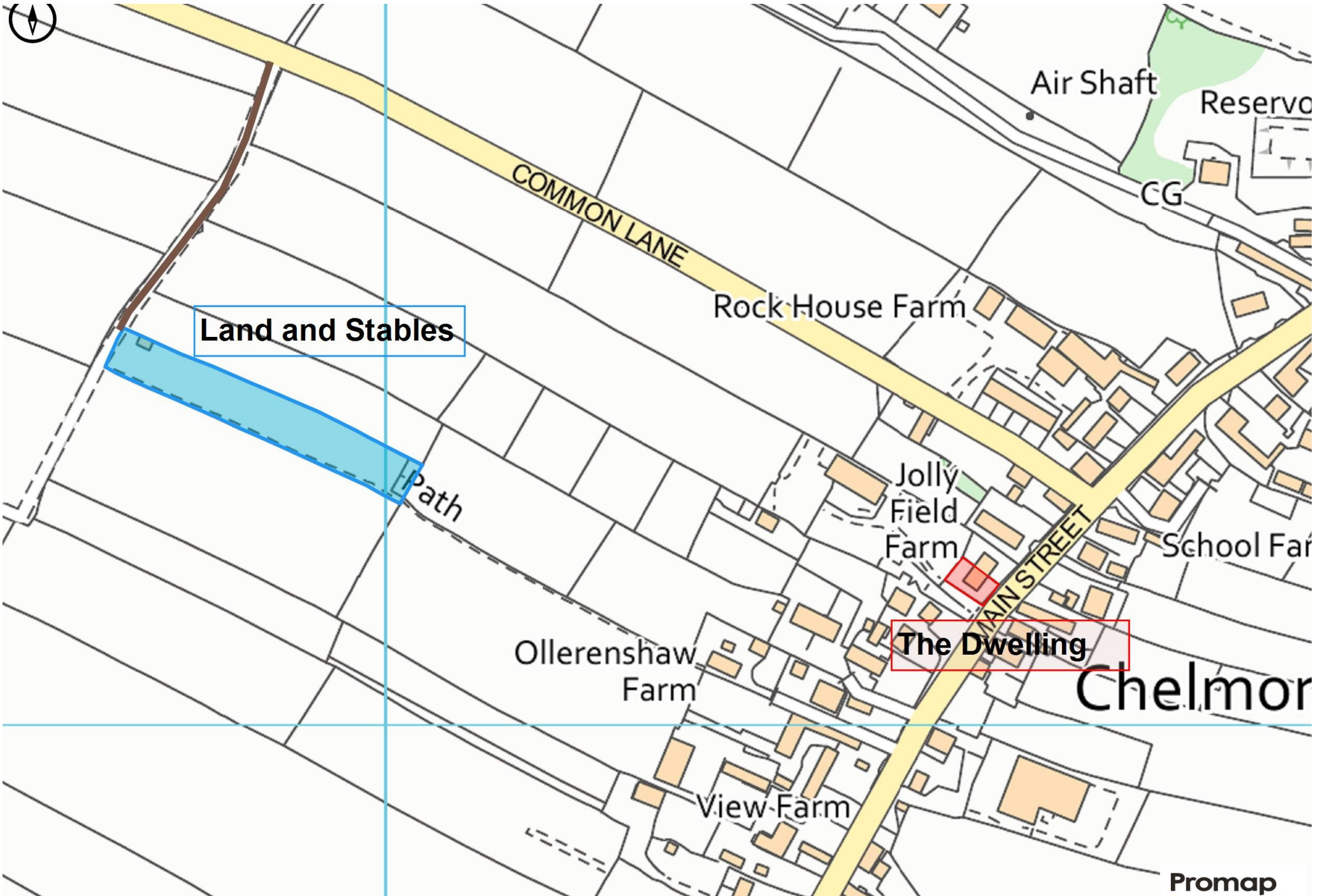
## Method of Sale:

The property is for sale by private treaty.

## 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.





Land and Stables

Path

Ollerenshaw Farm

View Farm

Rock House Farm

Jolly Field Farm

The Dwelling

Air Shaft

Reservoir

CG

School Farm

Chelmor

Promap



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**RICS**



**CAAV**

