



Bradshaw House Farm Chinley



**Bradshaw House Farm
Hayfield Road
Chinley
High Peak
SK23 6AL**



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TBC



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A rare opportunity to purchase a smallholding with rural views across the surrounding countryside, to include a spacious, newly modernised detached farmhouse, two traditional stone buildings suitable for conversion subject to the necessary planning consent, indoor stables, and sand manège, together with adjoining grassland all set within approx. 4.05 acres, excellent for those with equestrian and agricultural interests.

Offers Over:

£800,000



Bakewell Office - 01629 812 777



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Ground Floor

The most commonly used entrance door is beside the utility room, which provides useful storage space, under counter appliance space with worktop above, and plumbing for a washing machine. The breakfast kitchen has an oil fired AGA cooker with dual hotplate which also provides a source of heating. Matching wall, drawer, and base units with work surface over, inset sink and drainer, and plumbing for a dishwasher. The room also benefits from exposed timber beams and tiled flooring. A staircase leading from the breakfast kitchen provides access to the lower ground floor.

Leading from the breakfast kitchen is the private garden/sunroom, flooded with light from the dual aspect floor to ceiling windows, boasting picturesque views of surrounding countryside, and French doors giving access to the rear garden and patio area.

Accessed from the breakfast kitchen is a large dining room, to comprise a feature fireplace with log burner and timber mantelpiece, exposed beams, laminate flooring, and a window overlooking rural views towards the front aspect of the property.

To the right of the dining room is a hallway that provides access to the lounge and 'front door'. The room provides spacious family living, with dual aspect windows, a feature stone fireplace with open fire, and exposed beams.





First Floor

The staircase rises from the hallway and is met with a landing giving access to three double bedrooms, each boasting picturesque rural views over surrounding countryside. More particularly, the master bedroom provides a spacious and bright room, with dual aspect windows and additional built-in storage compartments. Adjoining the bedroom to the rear, is the family bathroom, a spacious room accommodating a large shower, W.C., hand basin, and a window overlooking the rolling hills of the Peak District.

Lower Ground Floor

The lower ground floor offers a spacious reception/bedroom with feature stone fireplace; and a four piece family bathroom with an arched ceiling, to accommodate a free standing bath, separate shower, hand basin and W.C. The lower ground floor also benefits from an external entrance and separated garden area, which has the potential to be used as an annex or similar, subject to the necessary planning consents.

The property offers spacious family accommodation along with stunning rural views of surrounding Derbyshire countryside.

Garden

There are lawned areas to the front and rear of the property with planted borders, shrubs, and flowers. A patio area also lies to the rear of the property, excellent for outside dining.

Driveway

The main entrance driveway leads to the centre of the farmstead, and provides a hardstanding parking area for multiple vehicles in the yard.

Outbuildings

Stone Barn with adjoining Lean-to: 4.86m x 4.79m & 9.57m x 7.70m (max)

A traditional stone-built barn under a slate tiled roof, boasting huge potential for conversion subject to the necessary planning consents. Alternatively, the barn offers storage, and/or livestock housing/stabling. Adjoining the barn is a stone-built lean-to with low pitched sheeted roof, currently used for storage purposes.

Middle Stone Barn: 6.14m x 5.95m

A traditional stone-built barn under a slate tiled roof, boasting huge potential for conversion subject to the necessary planning consents. Alternatively, the barn offers storage, and/or livestock housing/stabling.



Stable Building: 20.03m x 6.07m

A traditional stone-building under a slate tiled roof: housing five internal stables, all having external entrance doors with three being 12' x 9'8" and two at 12' x 11'8" together with a further feed/storage area with a roller shutter door suitable for a small tractor..

Stone Barns: 6.59m x 4.07m & 6.80m x 2.83m

There are two further traditional stone-barns under a low pitched sheeted roof. The barns are currently used for storage purposes and one having a WC.

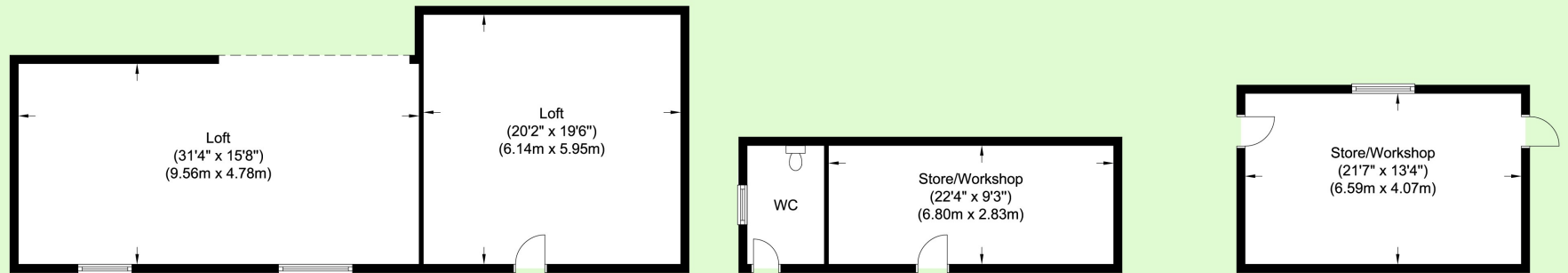
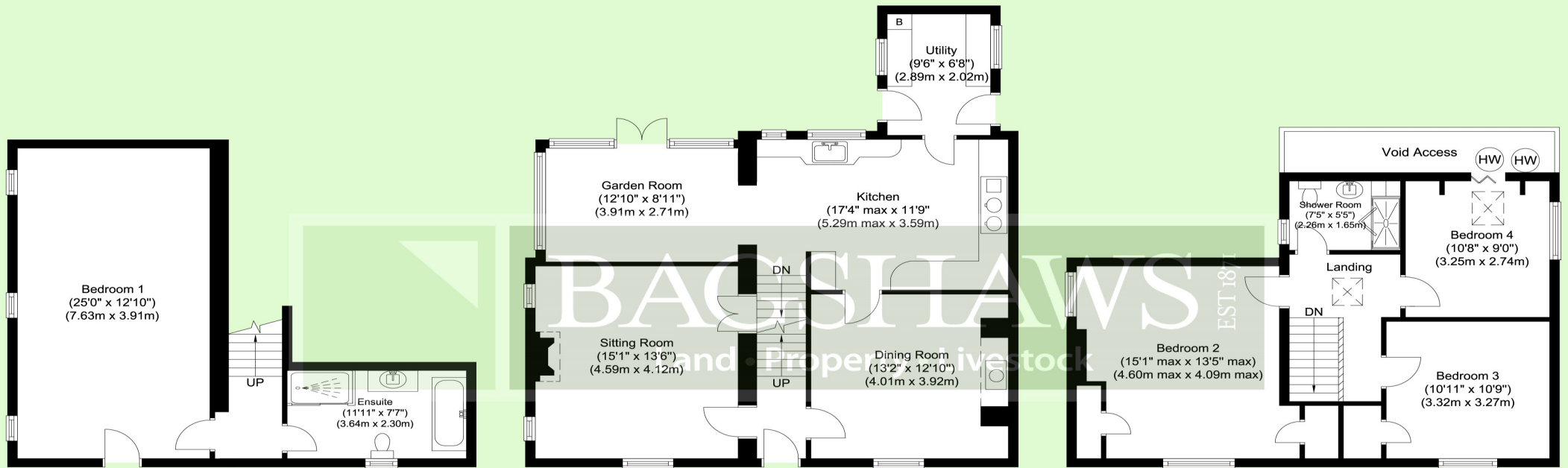
Manège

A 20m x 30m sand surface with timber railing fence.

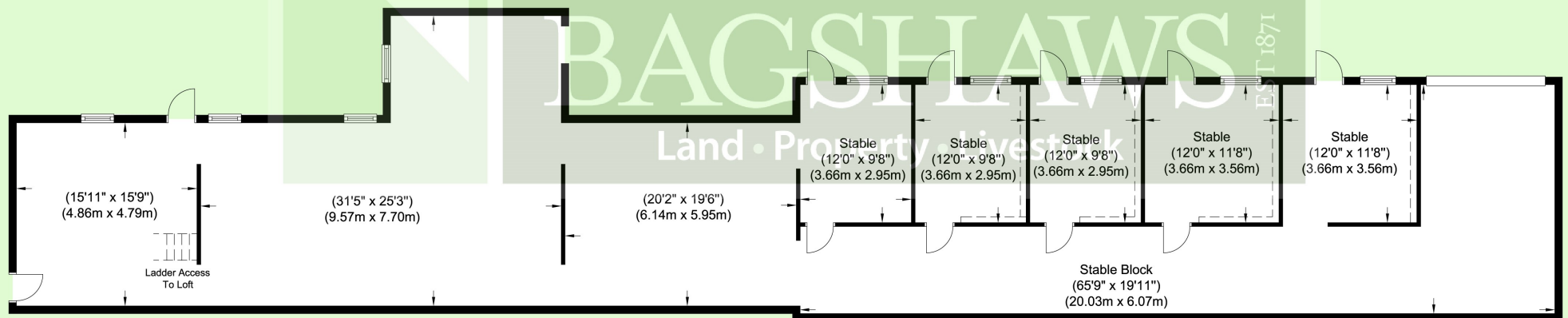
Land

The land is all down to permanent pasture and extends to approx. 3.44 acres (1.39 hectares); all accessed easily from the farmyard, and accessible with modern farm machinery. The land is situated to the front of the farmstead and principally gently sloping in gradient, and thus suitable for both the mowing and grazing of all livestock and horses. Furthermore, bounded by way of dry stone walling, the land is all in good heart and provides the 'country lifestyle' for those seeking a hobby farm or wanting to pursue equestrian interests.





Ground Floor



General Information

Services

Mains electric, together with private water and drainage, and oil fired central heating.

Sporting & Mineral Rights

We understand these to be included in the sale as far as they exist.

Tenure & Possession

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

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.

Fixtures and Fittings

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

Local Authority

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

Planning Authority:

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE. Tel: 01629 816200.

Council Tax Band – Band F

EPC Rating – TBC

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office 01629 812777.

Vendors Solicitor: TBC

Method of Sale:

This property is to be sold by Private Treaty.

Money Laundering Regulations:

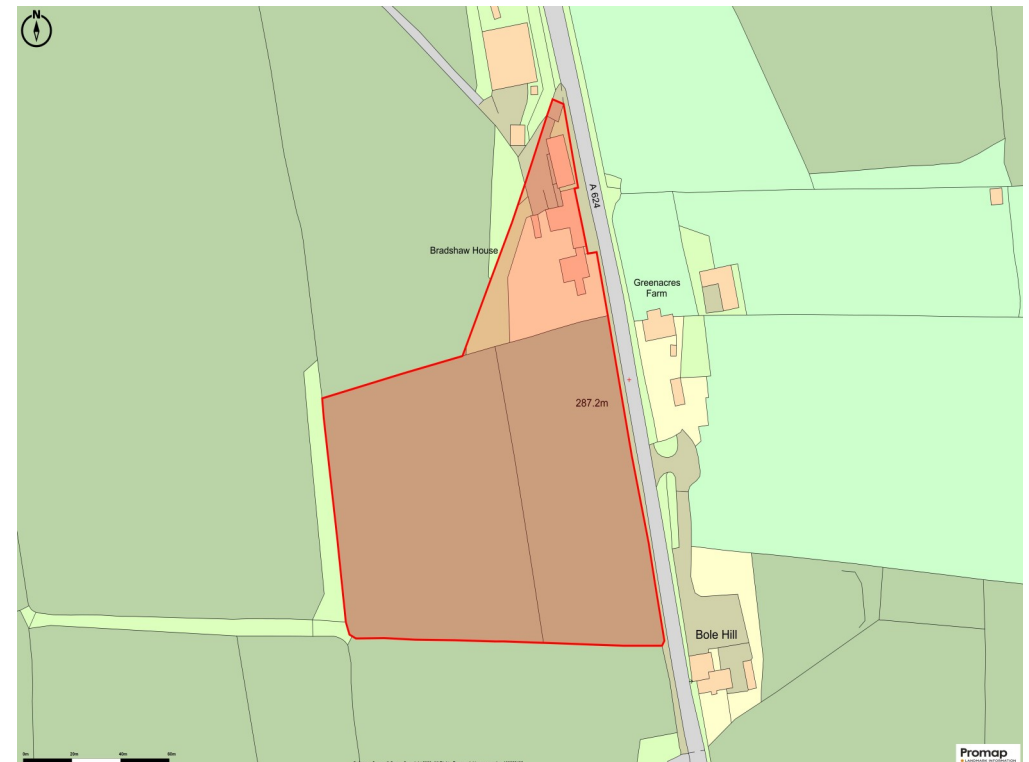
Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.

Directions:

From the town centre of New Mills, head south-east on Longlands Road towards Hall Street, and continue along the road for approx. 350 yards before turning right onto Hague Bar Road. Continue along the road for approx. 40 yards, and then at the roundabout take the second exit onto Union Road. Follow the road out of New Mills town-centre, and then after 350 yards turn left onto the A6015. Continue along the road for approx. 2.8 miles, and then bear right onto the A624. Follow this road for approx. 2.00 miles where the property will be found on your left hand-side, indicated by our For Sale board.

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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