



# 1 Castle Villas Castleton

**1 Castle Villas**  
**Buxton Road**  
**Castleton**  
S33 8WP



3



2



2



D



0.69 ac

A traditional stone-built, semi-detached property nestled in the sought-after village of Castleton, comprising a spacious three-bedroom dwelling with far reaching rural views, together with gardens, a detached two-storey stone barn, further outbuildings, and a paddock all extending to approx. 0.7 acres, excellent for those with lifestyle and hobby farming interests.

**Guide Price:**

£625,000



Bakewell Office - 01629 812 777



Bakewell@bagshaws.com



# Ground Floor

The property benefits from spacious combined dining and sitting rooms, with double aspect views overlooking both the front of the property and the rear garden, with external patio doors. The sitting room boasts a gas fire and attractive bay window. The kitchen sits to the rear of the property, providing pleasant views of the garden and further to Mam Tor, with fitted units, built in gas hob, and combi boiler. The large hallway leads to two further external doors, to the front and side, and a ground floor wet room with shower and w.c. Stairs lead up to the first floor, with a pantry/storage beneath.



## First Floor

The landing leads to three double bedrooms, the master contains a shower unit and overlooks the paddock to the rear and surrounding landscapes including Mam Tor, Back Tor and Lose Hill, with the further two bedrooms boasting views of Peveril Castle and surrounding countryside. The family bathroom is set to a three piece suite though would benefit from some modernisation.



# Externally

## Gardens

There is a formal lawn to the front and a spacious garden to the rear, both lawned and patio areas with mature shrubs and planting beds.

## Driveway

The entrance passage off the road is a granted right of way leading to a private yard area with space for multiple vehicles and access to the dwelling, outbuildings and paddock.

## Outdoor stores

To the rear of the dwelling there is a traditional semi-detached, stone-built outhouse, utilised as a coal/log store, external w.c and for further storage.

## Detached Stone Barn

A two-storey traditional, stone barn sits within the driveway with a mono pitched open fronted garage attached. The barn provides great opportunity for conversion into an annex/holiday accommodation or potentially a further dwelling, all subject to necessary planning consents and enquiries, along with suitability for small livestock housing.

## Redundant Paddock buildings

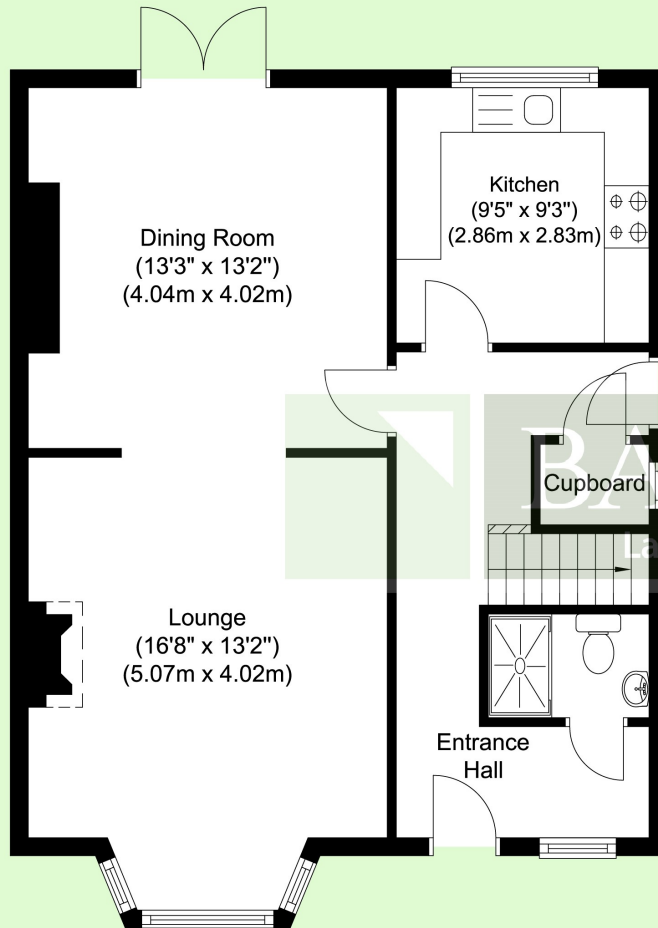
Within the paddock there are two buildings with potential for replacement or reconstruction, one of timber frame and one traditional.

## Land

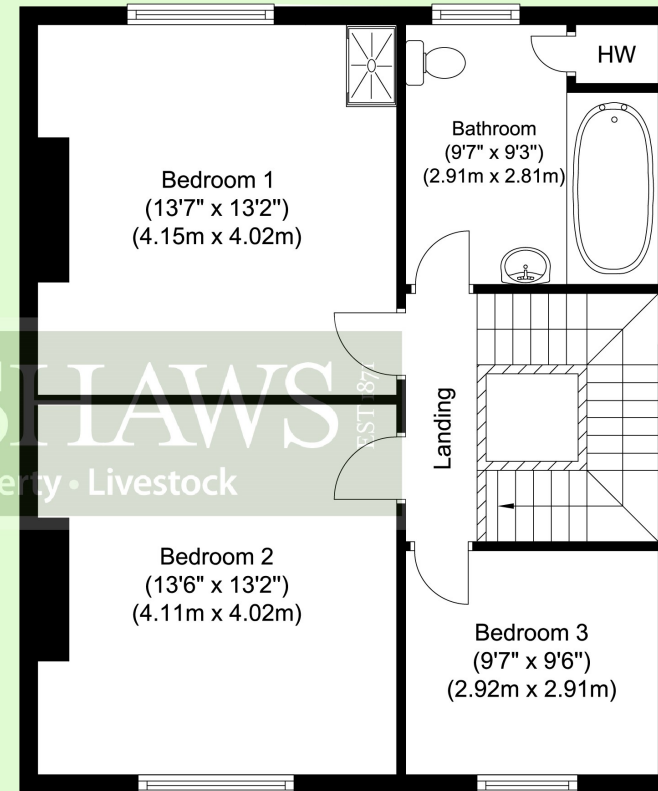
The land is down to permanent pasture, being suitable for the grazing of small livestock and/or as a pony paddock. The grassland also provides the 'country lifestyle' for those seeking a plot of land for vegetable patches, smallholding etc. Bounded by dry stone walling. The land is accessed from the driveway and situated to the rear of the property, with mains water available.



## Ground Floor



## First Floor



## 1 Castle Villas, Buxton Road, Castleton, Hope Valley, S33 8WP

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, electricity, drainage and gas are connected. The central heating is via a gas combi boiler located in the kitchen.

## 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 other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars. 1 Castle Villas has a right of way over the driveway leading from the road to the property.

## 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, Bakewell.

## Council Tax Band – D

## Solicitors

Brooke-Taylor, 4 The Quadrant, Buxton SK17 6AW.

## EPC – D

**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.

## Directions:

From the A623 heading northwest, pass through Peak Forest, turning right at the Sparrowpit junction and continuing along that road for approx. 4 miles. Driving through Winnats Pass, the village of Castleton can be seen in the distance, continue along that road and the property can be found on your left-hand side indicated by our For Sale board and opposite the Peak Cavern car park.

## 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.





**The Agricultural Business Centre, Bakewell, DE45 1AH**

**T :** 01629 812 777

**E :** Bakewell@bagshaws.com

**www.bagshaws.com**

**In partnership with Bury and Hilton**

**Offices in:**

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811



**RICS**



**CAAV**

**rightmove**



**OnTheMarket.com**



**The Property Ombudsman**

