



Cumberledge Park Farm

Denford



Cumberledge Park Farm

Huntley Road

Denford

Leek

Staffordshire ST13 7JU



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21.50 ac

Cumberledge Park Farm offers an exquisite opportunity to acquire a charming Grade II Listed detached farmhouse in need of complete renovation, a range of traditional and modern outbuildings suitable for conversion subject to the necessary planning consents, and land all extending approximately 21.50 acres (8.70 hectares).

Guide Price:

£750,000



Bakewell Office - 01629 812777



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Farmhouse

Discover the charm of this Grade II listed, three-storey traditional red-brick farmhouse, occupying an elevated position, boasting expansive vistas over and towards the tranquil expanse of the Cauldon Canal.

At present, the accommodation is arranged over three floors, boasting characterful features and generously proportioned rooms throughout. As you enter the dwelling, you are welcomed by an entrance porch that leads gracefully into the kitchen diner. Positioned to the left, you will find two spacious reception rooms, a bathroom and staircase ascending to the first floor.

Rising to the first floor, reveals two bedrooms, each adorned with the captivating backdrop of countryside vistas. A further staircase leading to the second floor, unveils two further rooms, offering versatile space ideal for additional bedrooms, a home office, or cozy retreat.

Externally, the farmhouse benefits from a stone drive leading to a front-located parking area, facilitating the convenient accommodation of multiple vehicles with ease. Furthermore, generously sized garden areas laid mainly to lawn, with planted borders, and mature shrubs surround the farmhouse. A stone lean-to is also situated to the rear of the farmhouse, previously utilised for storage purposes.

While the property requires complete renovation, it offers a 'blank canvas', with ample potential for expansion should a potential purchaser desire, subject to the necessary planning consents.



Outbuildings

Situated adjacent to the farmhouse, the property benefits from a range of traditional and modern agricultural buildings. The stone-built structures exhibit a mixture of single and two storey heights, boasting versatility in their utilisation for housing of livestock, and the storage of machinery, equipment and fodder.

Beyond their current uses, these building present a number of redevelopment and business opportunities, subject to all the necessary planning consents.



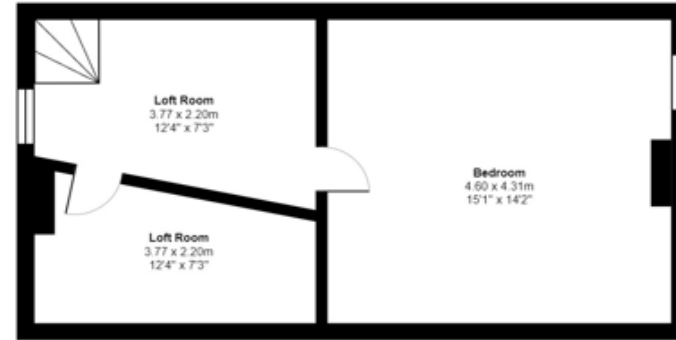
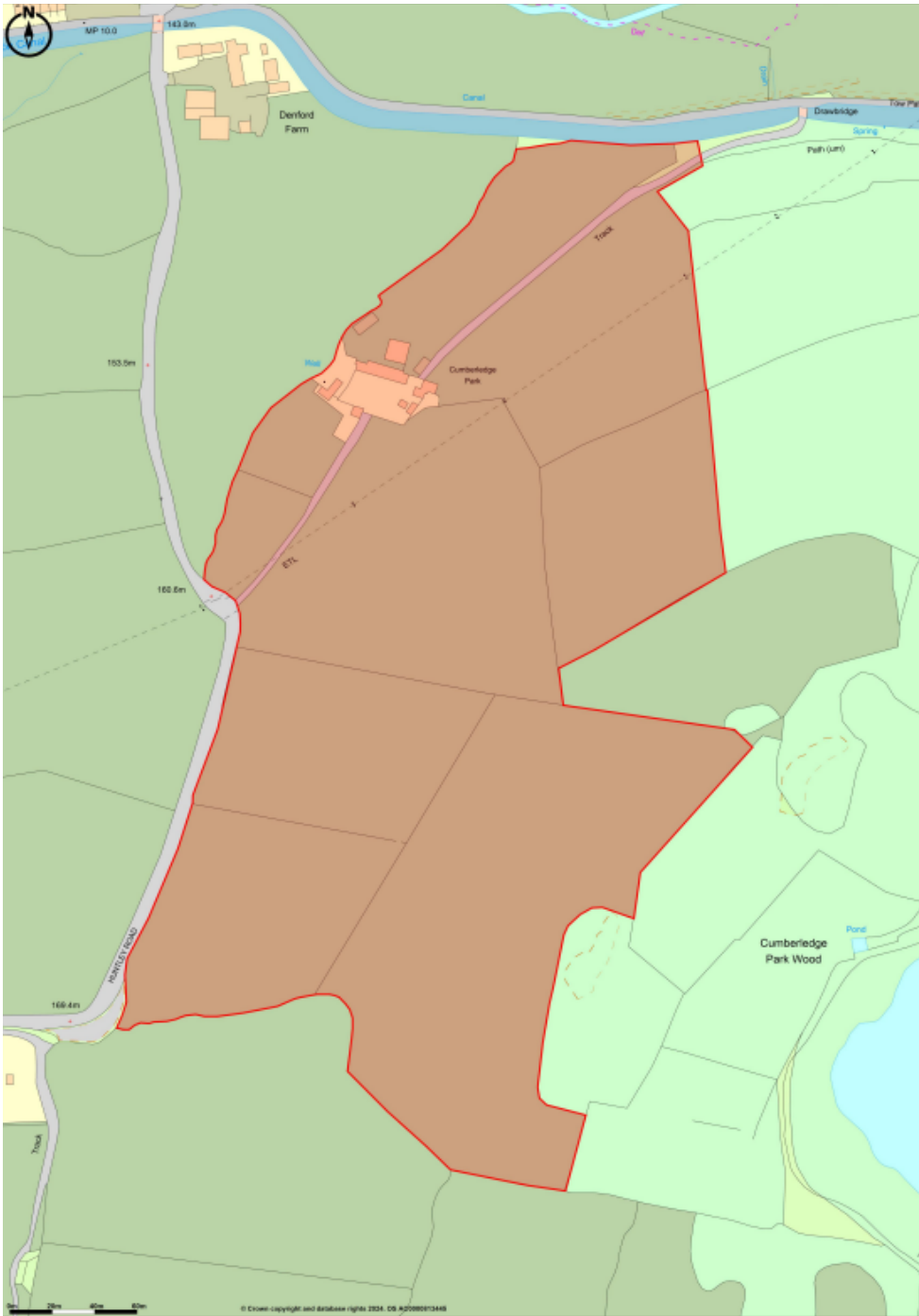
Land

The land in its entirety totals approximately 21.50 acres (8.70 hectares). The land is all laid to pasture, and divided by way of mature hedgerows, supplemented by post and wire fencing, with a mains fed water supply to each of the principal fields. The land is principally sloping in gradient, and considered suitable for a mixture of both mowing and grazing for all types of livestock and horses. Furthermore, all the land is situated within a ring fence formation, and benefits from access from the roadside and the farmyard. All the land is considered accessible with modern farm machinery,

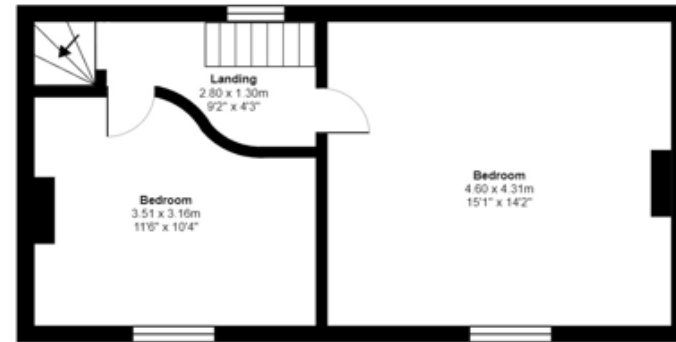
All the land is classified as Grade 4 under the MAFF Agricultural Land Classification scheme, and classified as having slowly permeable, seasonally wet, acid loamy and clayey soils; which is common to much of the land within the area.

As previously stated, the property borders Cauldon Canal, which could provide the opportunity for a potential purchaser to secure mooring rights.





Second Floor



First Floor



Ground Floor

All measurements are approximate and for display purposes only

General Information

Directions:

What3words: ///mammoths.helpfully.trackers

Viewings:

Strictly by appointment through the selling agents Bagshaws Bakewell Office..

Services:

The property is serviced with mains water, electricity, and drainage via private means.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Rights of Way, Wayleaves and Easements:

A public footpath is situated through the holding. There are also overhead electricity cables present over the land at Cumberledge Park Farm, and it is assumed for the purposes of this valuation that a wayleave is in place covering such with monetary consideration paid annually.

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.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Sporting and Timber Rights:

The sporting, timber and mineral rights are included in the sale insofar as they are owned.

Local Planning Authority

Staffordshire Moorlands District Council. Tel: 0345 605 3010

Council Tax Band – D

Solicitors

AH Brooks & Co Solicitors, 61 Derby Street, Leek, Staffordshire ST13 6JG

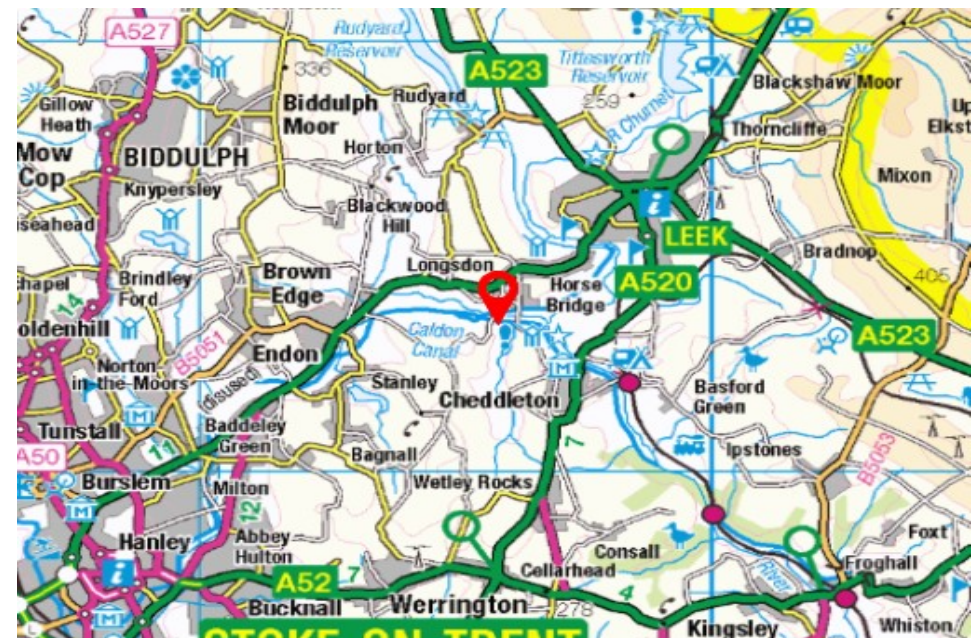
Tel: 01538 383201

EPC – Exempt

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

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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