



Troutsdale Farm

Blackshaw Moor, Leek



Troutsdale Farm
Springbank Wood
Blackshaw Moor, Buxton Road
Leek, Staffordshire
ST13 8TJ



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13.49 ac



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The sale of Troutsdale Farm offers a wonderful opportunity to acquire a diverse property including a spacious traditional farmhouse, two semi-detached barn conversions, two stone barns with full planning permission for conversion to residential use, together with various modern agricultural buildings.

The property is all set within approximately 12.02 acres (4.86 hectares) of land in a spectacular yet accessible location, and is available as a whole or in up to five lots.

For Sale by Private Treaty

Guide Price

- The whole: £2,500,000**
Lot A - Troutsdale Farmhouse: £650,000
Lot B - Old Shire Stables: £500,000
Lot C - Old Cart Shed: £580,000
Lot D - Two storey Barn: £380,000
Lot E - Single storey Barn: £300,000



Bakewell Office - 01629 812777



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Troutsdale Farm

Location:

Troutsdale Farm is situated in a picturesque, rural location boasting stunning, undisturbed views across the surrounding rolling hills and local landscapes including The Roaches, Hen Cloud, Morrridge Top, and Tittesworth Reservoir. The sought-after market town of Leek locates just 2 miles to the south, offering an extensive range of amenities including good schools, supermarkets, public houses, doctor surgeries, fuel stations and high street shops.

The property sits just a stones throw from the Peak District National Park, benefitting from an array of local walks, bridleways, trails and beauty spots, including a range of water sports upon the neighbouring reservoir, perfect for those who enjoy the outdoors and wish to maximise the tourist potential. Whilst offering seclusion and privacy, the property benefits from good access straight onto the A53 providing easy access to the towns of Buxton (11 miles), Congleton (12.9 miles), Macclesfield (14 miles), and Bakewell and Ashbourne (17 miles). The popular cities of Manchester and Sheffield are both within 35 miles.

Description:

The sale of Troutsdale Farm offers a delightful, rural property providing business, agricultural and/or equestrian opportunities with substantial income potential in a highly desirable location.

The property briefly comprises a traditional farmhouse, two unique barn conversions with both being finished to an exceptionally high standard with original character retained, two further traditional barns with full planning permission for permanent residential occupancy, a range of modern agricultural buildings flexible in their uses, and adjoining grassland totalling approximately 12.02 acres (4.86 hectares).

Directions:

Head northeast out of Leek on the A53 Buxton Road. Follow the road for approximately 1.5 miles, before reaching the signpost for 'Blackshaw Moor' on the left hand side. Turn left soon after the signpost onto a tree lined driveway with a cattle grid. Continue along the driveway for approx. 0.5 miles, passing over a second cattle grid, eventually entering the farmyard.

What3Words: [///staining.sculpting.supporter](https://www.what3words.com////staining_sculpting.supporter)



Lot A - Troutsdale Farmhouse

Troutsdale Farmhouse presents a brick-built, spacious family-home in a countryside setting, which would benefit from some internal modernisation but offering pleasant living spaces and ample opportunity, boasting stunning rural views to the rear. The internal accommodation spreads across two floors and briefly comprises a welcoming entrance hall through to a kitchen diner with fitted units and a pantry space providing storage. A separate dining room locates off the kitchen, through to a sitting room, giving potential for creating an open-plan space should one wish (subject to the necessary consents). A good-sized lounge provides a fireplace and French doors opening onto the patio and lawned area to the rear, and entrance into the 'family room', a converted former garage, providing ample space for entertaining with triple aspect views. From a rear porch to the west of the farmhouse, a utility room provides a laundry area, whilst a boiler room and cloakroom with w/c and basin also locate.

Stairs from the hallway lead to the first floor and landing, offering five good-sized bedrooms, two benefitting from built-in storage. There are two family bathrooms each offering shower/bath facilities, w/c and basins. A linen store also locates off the landing offering further storage. The bedrooms benefit from rural views across the surrounding gardens and countryside, undisturbed to the rear.



Externally

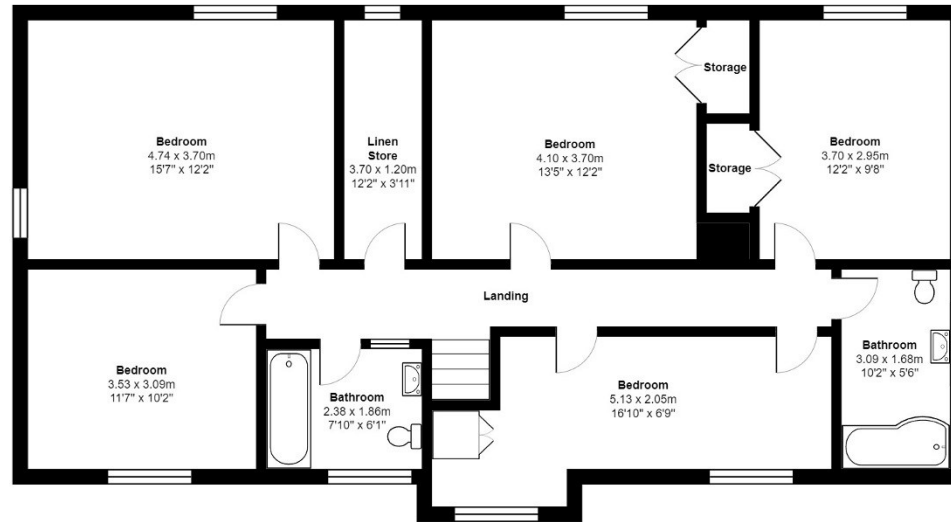
Troutsdale Farmhouse offers immaculate, extensive gardens, with a beautiful lawned area to the rear, bounded by mature hedgerow and offering a variety of mature trees. A paved patioed area wraps around the farmhouse with ample space for outside dining and entertaining, secluded from the further dwellings at the property to the rear.

For those who are 'green-fingered' there is a walled vegetable plot and large greenhouse offering excellent growing space, as well as a fenced area of the garden housing much shrubbery and planted vegetation. A garage/ store lies to the side.

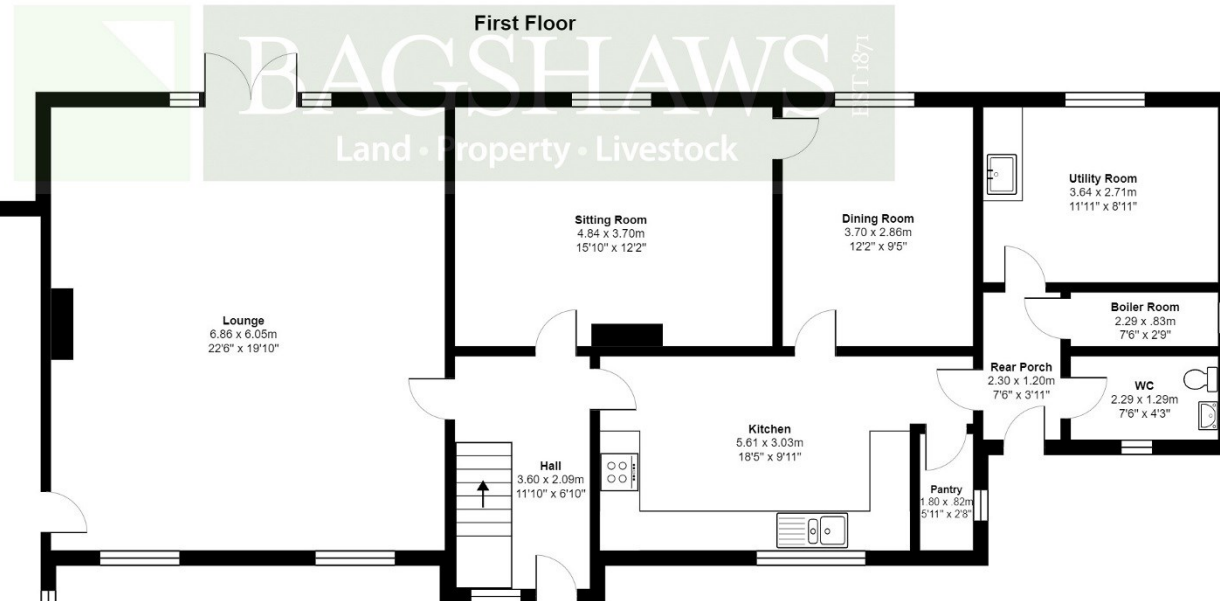
The spectacular views to the rear of the property offer perspective over the Staffordshire Moorlands countryside, and the adjoining paddocks.



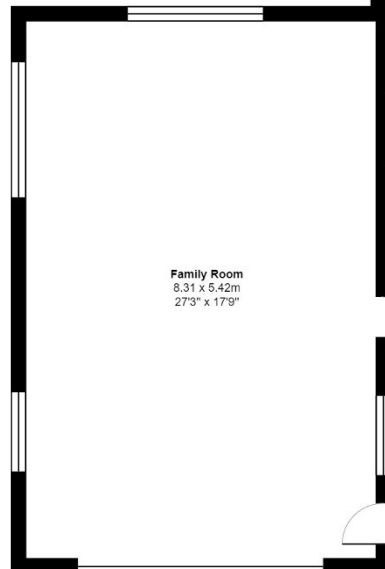
Farmhouse



First Floor



Ground Floor



All measurements are approximate and for display purposes only

Lot B - Old Shire Stables

The Old Shire Stable is located in the courtyard, and offers a former stone-built stable block that has been sympathetically converted into characterful accommodation across two floors with exposed masonry and beams throughout. It is currently utilised for holiday accommodation, but could be occupied on a permanent residential occupancy.

The ground floor accommodation offers an attractive, open-plan kitchen diner with fitted units and ample entertaining and dining space through to a welcoming living room with exposed overhead beams, a log burning stove, and French doors leading to the garden and patio area. The hallway gives entrance to a cloakroom with w/c, and access to the first floor via an open-tread wooden staircase. The first floor comprises three double bedrooms, each offering peaceful rural views across the valley, the master boasting an ensuite shower room. A generously sized landing leads to a family bathroom comprising a bath with shower over, basin and w/c.

Externally, the property offers a private stone-built utility room offering laundry areas and an external wash area. Lawned gardens and patio areas locate to the rear, offering outdoor dining space with secluded views across the imposing Roaches and beyond.



Lot C - Old Cart Shed

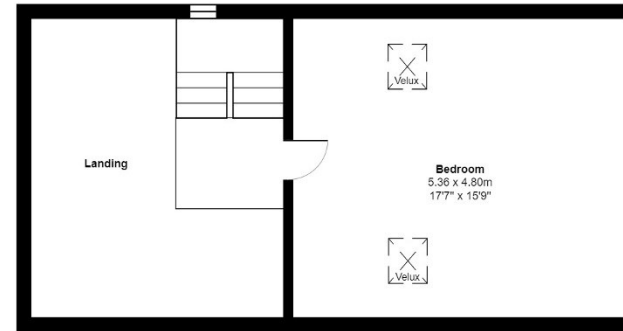
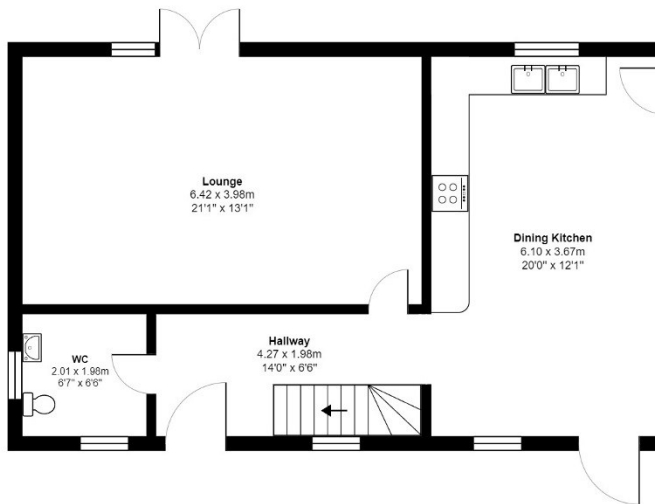
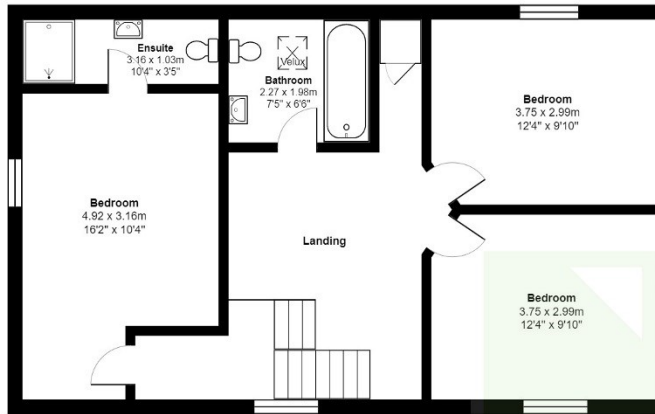
The Old Cart Shed adjoins the Old Shire Stables, offering separate living accommodation within a former stone-built cow shed boasting rustic charm and interior finished to a high standard throughout, suitable for both permanent residential occupancy or holiday accommodation. The ground floor accommodation comprises a farmhouse kitchen with bespoke fitted oak units under worktops, and ample dining and entertaining space. A utility room locates adjacent to the kitchen suitable for laundry facilities and housing a cloakroom with w/c. Through to the lounge, offering a log burning stove, exposed beams and masonry maintaining character and a cosy feel, with a patio door providing spectacular views across the Peak District and entrance onto the rear garden. A stone flagged, sizeable hallway gives access to the first floor via the original stone granary steps.

Climbing the stairs up to the landing, the apex of the roof is on display showcasing the impressive timber beams from the original barn and maintaining that traditional feel. The landing gives entrance to three double bedrooms, two boasting ensuite shower rooms, and each providing unique views across the surrounding countryside. A family bathroom gives a bath with shower over, basin and w/c. A second floor offers a further double bedroom with vaulted rood ceilings and velux windows to project the fine rural views.

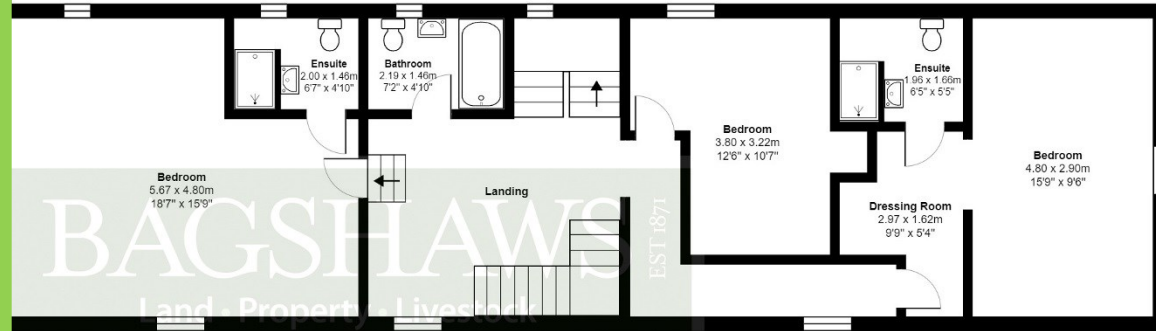
Externally, the Old Cart Shed offers a privately enclosed rear lawned garden with a patio area for alfresco dining, and incredible views over The Roaches and the Peak District scenery beyond. To the front, there is private parking for multiple vehicles within the courtyard.



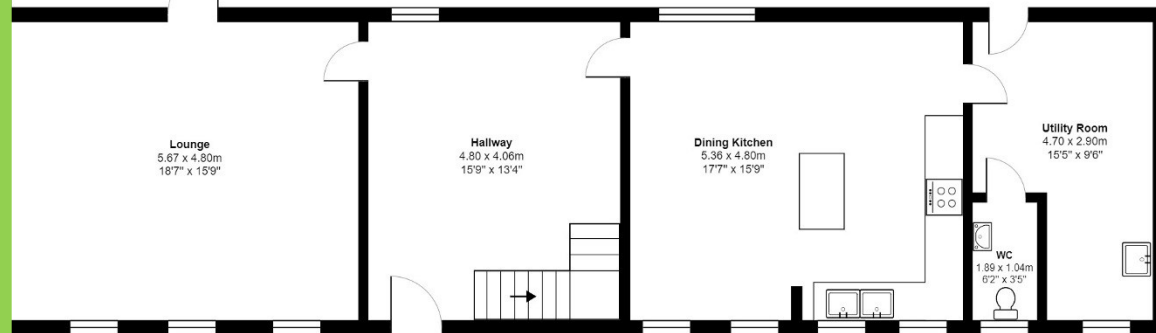
Old Shire Stables



Second Floor



First Floor



Ground Floor

Old Cart Shed

All measurements are approximate and for display purposes only





Lot D & E - Outbuildings and Yard

Troutsdale Farm offers a wide range of outbuildings, versatile in their uses and all in good heart having been well-maintained. The former working farm offers an accessible yard with ample space for multiple vehicles, and gives access to the dwellings and outbuildings.

With reference to the numbered building plan, the dwellings and buildings are scheduled as follows;

- 1- Troutsdale Farmhouse
- 2- Old Shire Stables
- 3- Old Cart Shed
- 4 - A single storey traditional stone barn with full planning permission to convert into a permanent residential dwelling.
- 5 - A two storey traditional stone barn with full planning permission to convert into a permanent residential dwelling.
- 6 - A range of steel portal frame modern agricultural buildings, suitable for agricultural, commercial, and/or equestrian pursuits (subject to consents). Should buildings 4 and 5 be converted into residential living spaces then building 6 would have to be removed due to planning obligations.
- 7 - A modern steel portal frame buildings, suitable for a range of purposes. Should buildings 4 and 5 be converted into residential living spaces then building 7 would be restricted to non-livestock housing due to planning obligations.
- 8 - A single storey garage/ store, to be retained for ancillary use to any dwellings converted.



Planning Permission

The property benefits from planning permission, granted by Staffordshire Moorlands District Council with all matters reserved and listed below;

- Application No: 02/00920/FUL Conversion of agricultural buildings to four dwellings.

As two dwellings have been converted already, there is no timescale on the conversion of the further two barns, should one wish. Further planning details can be provided on request to the Bakewell office.



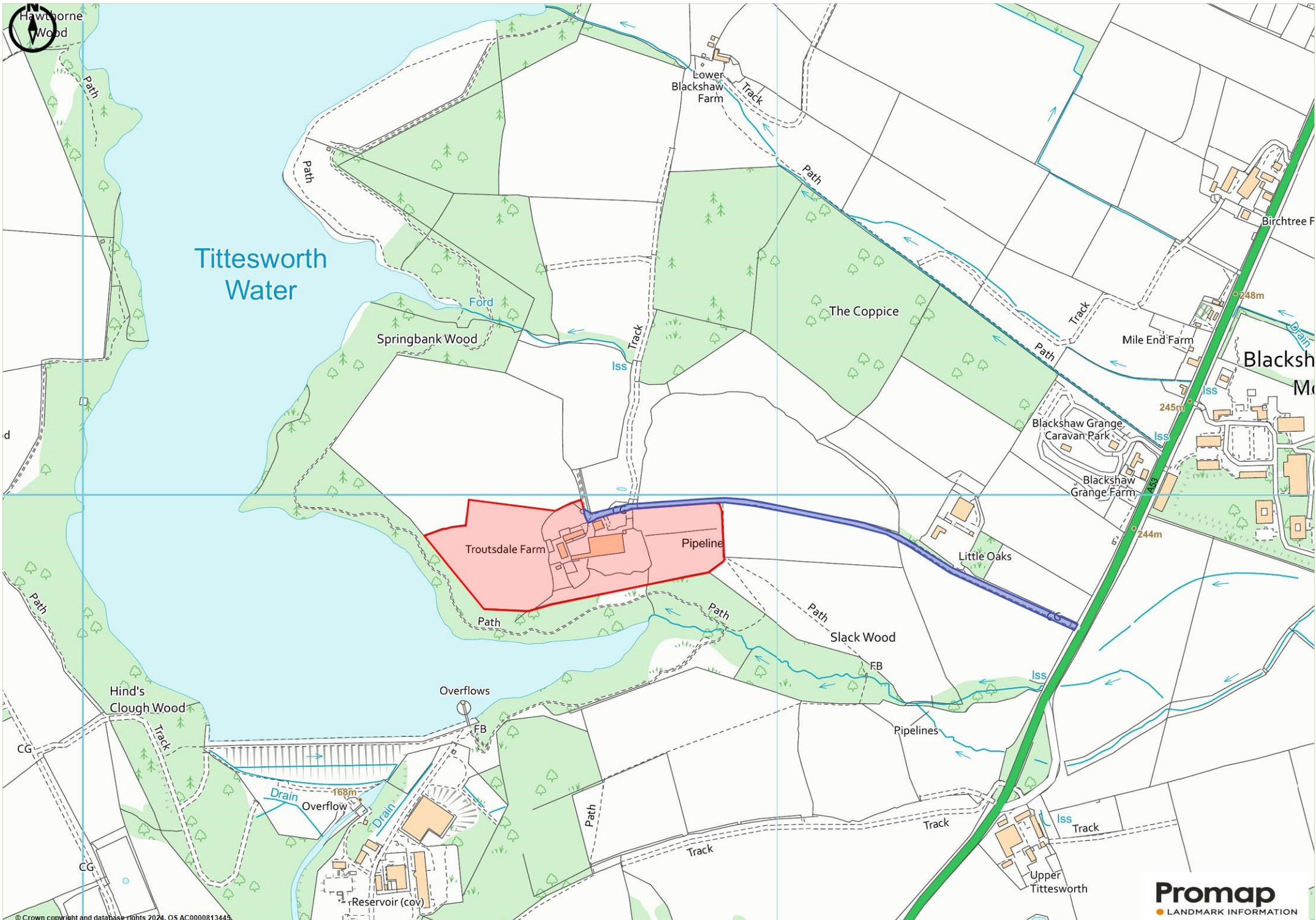
Land

If purchased as a whole, the land shown by the red shading is available. The property extends to a total of approx. 13.49 acres (5.46 hectares).

The land surrounds the farmstead and is considered to be in good heart, divided into multiple paddocks and suitable for mowing and grazing of all livestock and/or horses.

Access to the land is all via the main farmstead and yard.









General Information

Services:

The property benefits from mains water, electricity and drainage. There is an oil-fired central heating system for the farmhouse with a ground source heat pump serving the converted barns. The barns each benefit from underfloor heating.

Fixtures and Fittings:

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

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

Sporting Rights:

It is understood that these are included in the sale as far as they exist.

Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars. Access to the property would be via right of way across a private driveway (shaded blue in the attached plan), of which a public footpath runs alongside.

Outgoings: The Farmhouse is Council Tax band F. The barns are currently rated for business rates.

EPC rating: Farmhouse €. The Cart Shed. Old Shire Stables.

Local Authority:

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek St13 6HQ

Viewing:

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



Agents Note;

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.

Method of Sale:

The property will be offered for sale by private treaty.



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