



Lot B - Old Shire Stables,  
Springbank Wood



# Lot B - Old Shire Stables, Springbank

Blackshaw Moor

ST13 8TJ



3



2



2



acre(s)

The Sale of Troutdale Farm offers a wonderful opportunity to acquire a diverse property including a spacious traditional farmhouse, two semi detached barn conversion, 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 13.49 acres of land in a spectacular yet accessible location and is available as a whole or in up to five lots.

## Offers In The Region Of

£500,000



Bakewell - 01629 812777



bakewell@bagshaws.com

### Troutdale Farm

#### Location

Troutdale 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, Morridge 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 Troutdale 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

#### Externally:

Troutdale 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.

#### Lot 2 - 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.

#### 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.

#### Services:

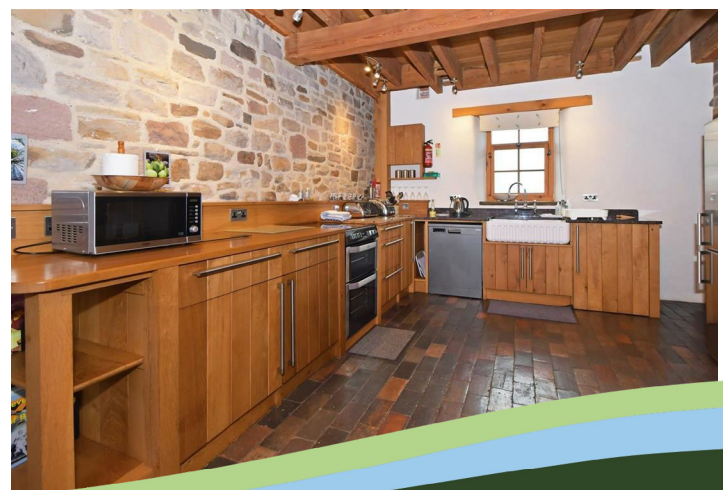
The property benefits from mains water, electricity and drainage. There is an oil-fired central heating system for the farmhouse with a ground source heat pump serving the converted barns. The barns each benefit from underfloor heating.

#### Fixtures and Fittings:

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

## 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.



The Agricultural Business Centre Agricultural Way, Bakewell,  
Derbyshire, DE45 1AH

T: 01629 812777

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
Penkrige	01785 716600
Uttoxeter	01889 562811

