



Botham Farm  
Bradwell, Hope Valley



**Botham Farm  
Brough  
Bradwell  
Hope Valley  
S33 9HG**



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A unique smallholding boasting an elevated position and stunning rural views within the heart of the Peak District National Park, offering a detached modernised farmhouse, a wide range of traditional and modern outbuildings, and adjoining paddocks all together totalling 2.42 acres (0.98 hectares).

The property offers an exciting opportunity for those with equestrian, smallholder, and development interests (subject to the necessary consents).

**Guide Price:**

**£650,000**



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# Botham Farm

## Location

Bradwell is a picturesque and extremely sought after Peak District Village within Hope Valley, surrounded by stunning views and countryside. The village benefits from having an array of local amenities most of which are within walking distance from the cottage including local shops, country pubs, playground and primary school. Bradwell also benefits from being only 3.9 miles from the popular neighbouring village of Castleton, and 10.3 miles from the town of Bakewell, 14.4 miles from Buxton and 15.8 miles from Sheffield city centre, all of which offer a comprehensive range of facilities. The location in the heart of the Peak District offers excellent opportunities for walkers, climbers, cyclists and outdoor enthusiasts alike with a vast network of footpaths and trails in close proximity.

## Description

The sale of Botham Farm offers opportunity to acquire a smallholding with great potential, on the edge of a sought-after village within the Peak District National Park. With views across local beauty spots including Mam Tor, Bradwell Moor, Lose Hill, and Win Hill, this property offers a family home having recently undergone renovations, with generously-sized accommodation. Complementing the farmhouse, a wide range of outbuildings situate within the farmhouse, each flexible in their uses and presenting potential for conversion (subject to the necessary consents). All together (including the driveway) Botham Farm sits within 2.42 acres (0.98 hectares), with adjoining grassland paddocks suitable for livestock and/or horses.

With a private, elevated position the property offers complete rural seclusion, yet remains nearby to the village of Bradwell, where a range of amenities can be found.

Botham Farm will appeal to those seeking the 'country lifestyle' with the amenity aspects of life, as well as those seeking agricultural and equestrian prospects.

## Directions

Entering Bradwell from the Tideswell direction: Proceed through the village until you reach the Samuel Fox Inn on the left hand side. Turn right onto the lane directly opposite and follow this over a small bridge and round a left hand corner. The driveway splits shortly after – take the right hand fork by the 'Bothams Farm' sign. Proceed up the driveway into the yard. Viewings are strictly by appointment only. **What /// Words: calendars. echo.huts**



# Accommodation

Botham Farm provides good-sized accommodation throughout, having undergone recent refurbishments the farmhouse presents pleasant interiors spread across two floors with the potential to extend further should one desire (subject to consent). Entrance from the ground floor hallway offers a welcoming space, with access through to an open-plan living dining kitchen, a spacious room for family living and entertaining with dual aspect views across the surrounding countryside and rolling valley. A separate sitting room offers further, good-sized living space, whilst a porch area locates to the rear of the farmhouse with a second external entrance door. The ground floor also offers a further room providing flexible space whether that be a study, play room, or guest bedroom. The hallway gives access to a cellar, and the stairwell leading to the first floor.

The first floor offers a spacious landing with access to three double bedrooms, each boasting beautiful far-reaching rural views. A family bathroom locates off the landing, as well as a separate shower room.



# Externally

The farmhouse offers lawned gardens to the front, side and rear, as well as orchard offering mature trees. Various smaller garden area scatter around the farmyard, as well as providing ample parking space for multiple vehicles, with a lengthy driveway offering much privacy to the property with no immediate neighbours.





## Buildings:

The buildings at the property locate within a farmyard, adjacent to the farmhouse, and present many opportunities including agricultural, equestrian and/or development potential (subject to planning consent).

Ranging in size, the buildings are mostly in good heart, with some basic repairs needed in places but providing housing for small livestock and horses, as well as general storage and workshop spaces. The smaller outbuildings briefly comprise of a stone outhouse, workshops, loose boxes, and a steel portal frame agricultural building, all flexible in their uses.

A two-storey stone barn, under a slate roof, offers ample opportunity for conversion, subject to the necessary planning consents, providing potential for rented, ancillary, or holiday accommodation with the benefit of the tourist attractions on the doorstep and being perfectly located within the Peak District National Park. The barn provides mains water and electricity, and locates adjacent to the farmhouse.

## Land:

The land at Botham Farm wraps around the farmyard, offering grassland paddock suitable for mowing and grazing of small livestock and/horses. The acreage on offer is manageable and will suit those with equestrian/smallholder interests, as well as those seeking the 'country lifestyle' and wanting the amenity aspects of life with ample space for gardens and vegetable plots, with the privacy and seclusion of rural life.





# General Information

## Viewing

Strictly by appointment through the selling agents Bagshaws Bakewell Office.

## Services

The property benefits from mains water and electricity, private drainage via a septic tank. The property has a electric power central heating boiler.

## Fixtures and Fittings

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

## 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. In particular there is a public footpaths crossing the land and electricity wayleaves are also in place. The property is sold with the benefit of a right of way over the first part of the track leading from the Stretfield Road to the property driveway.

## Tenure & Possession

The property will be sold freehold with vacant possession upon completion

## Local Authority

Derbyshire Dales District Council, Town Hall, Bank Rd, Matlock DE4 3NN

## Planning Authority

Peak District National Park, Aldern House, Baslow Rd, Bakewell DE45 1AE

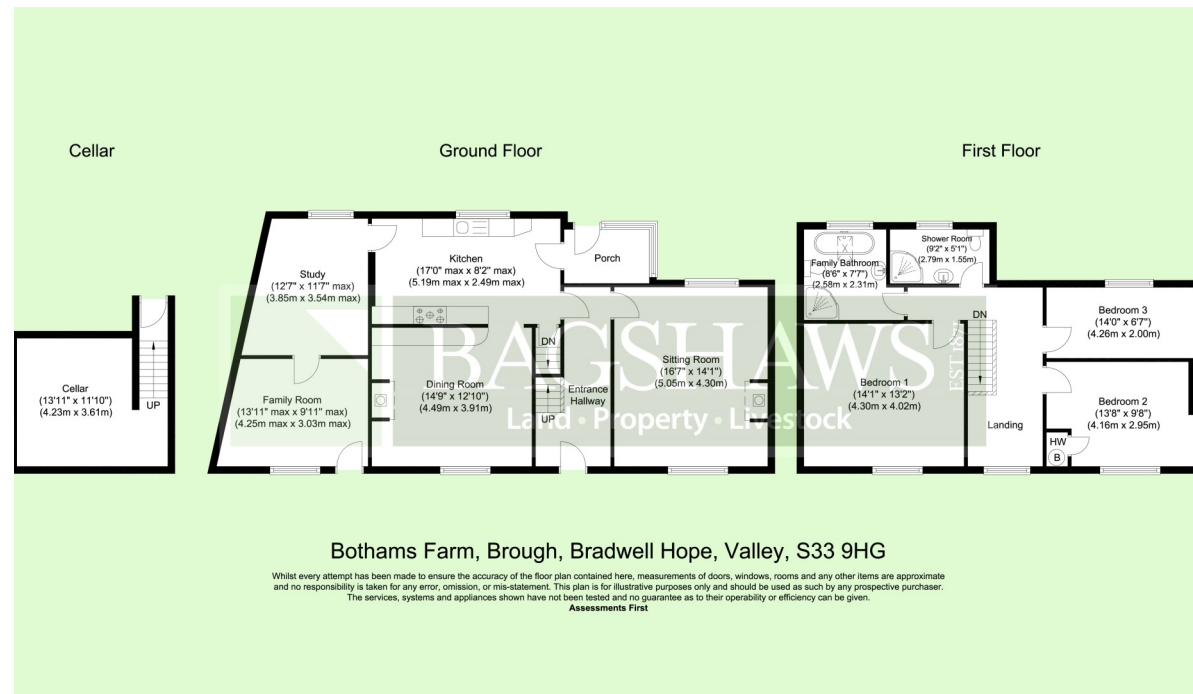
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## Method of Sale

The property is for sale by Private Treaty.

## 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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