



# Birch Farm Troway



**Birch Farm  
Troway  
Derbyshire  
S21 5RR**



**3**



**3**



**2**



**TBC**



**0.5ac**

Birch Farm is an attractive and exciting opportunity to acquire a detached, stone built three bedroom property, benefitting from granted planning permission to extend into a substantial five bedroom property with flexible living accommodation.

To be sold by public auction, 24th March 2025 if not sold prior.

**Guide Price:**

**Birch Farm £825,000**



Bakewell Office - 01629 812 777



Bakewell@bagshaws.com





# Birch Farm

An attractive three bedroom detached stone built house, with far reaching views over nearby Moss Valley, the property benefits from flexible living accommodation spread over two floors. The property offers fantastic scope to be an impressive family home, together with the benefit of granted planning permission to extend to create an additional two bedrooms and extend the kitchen.

The property has character features and its original conveyance dates to 1828, but the property is understood to have been built long before.





# Externally

The property benefits from attractive and extensive gardens, to front and rear, mostly down to grass with some paved patio areas, mature shrubs and trees offer privacy with stone walled, fenced and hedge rowed boundaries, a drive facilitates parking for several vehicles.

Within the gardens lie a double garage and three stone built stables, ideal for storage or conversion subject to the necessary consents.





# Land available to purchaser of Farmhouse.

Available separately is a paddock of gently sloping grassland, suitable for grazing or mowing amounting to 2.7 acres. - £50,000—£60,000 (Showing edged blue on the plan, available with the house only).





Proposed plans:



Front Elevation



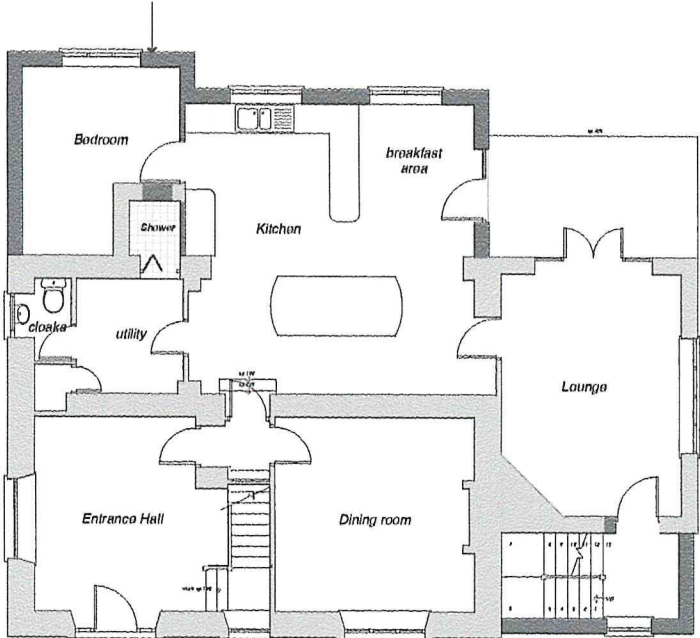
Utility side elevation



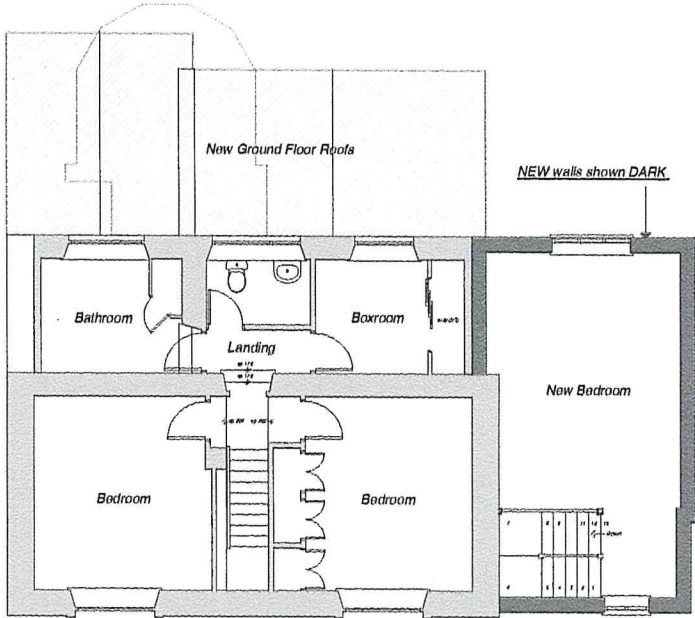
Rear Elevation



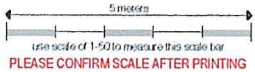
Lounge Side Elevation



Ground Floor Plan



First Floor Plan



Proposed Extensions

BIRCH FARM  
TROWAY  
Derbyshire

1/2

M.W.Caddy  
Architectural Design Service

Revisions		
DATE	DESCRIPTION	BY
15/01/2017	Design/Drawn	A
15/01/2017	New Plan Bedroom added	A

sheet 1 of 1

17 / PD / T / 1b

# General Information

## Services:

The property benefits from mains electric and water, private drainage and diesel fired central heating.

## 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 rights of way, easements and wayleaves whether or not defined in these particulars. Access to the house will be given by a right of way across the lane.

## Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Please note that the Victorian and Georgian fireplaces in the main reception rooms will be available by separate negotiation.

## Local Planning Authority:

North East Derbyshire district council.

## Council Tax Band: – F

## Solicitors

Lodders Solicitors, Number Ten, Elm Court, Arden St, Stratford-upon-Avon CV37 6PA

## EPC: –

**Method of Sale:** The property is offered for sale by Public auction on the 24th March 2025 unless sold prior.

## Viewings:

Strictly by appointment through the Bakewell Office of Bagshaw's as sole agents on 01629 812777 or e-mail: [Bakewell@bagshaws.com](mailto:Bakewell@bagshaws.com).

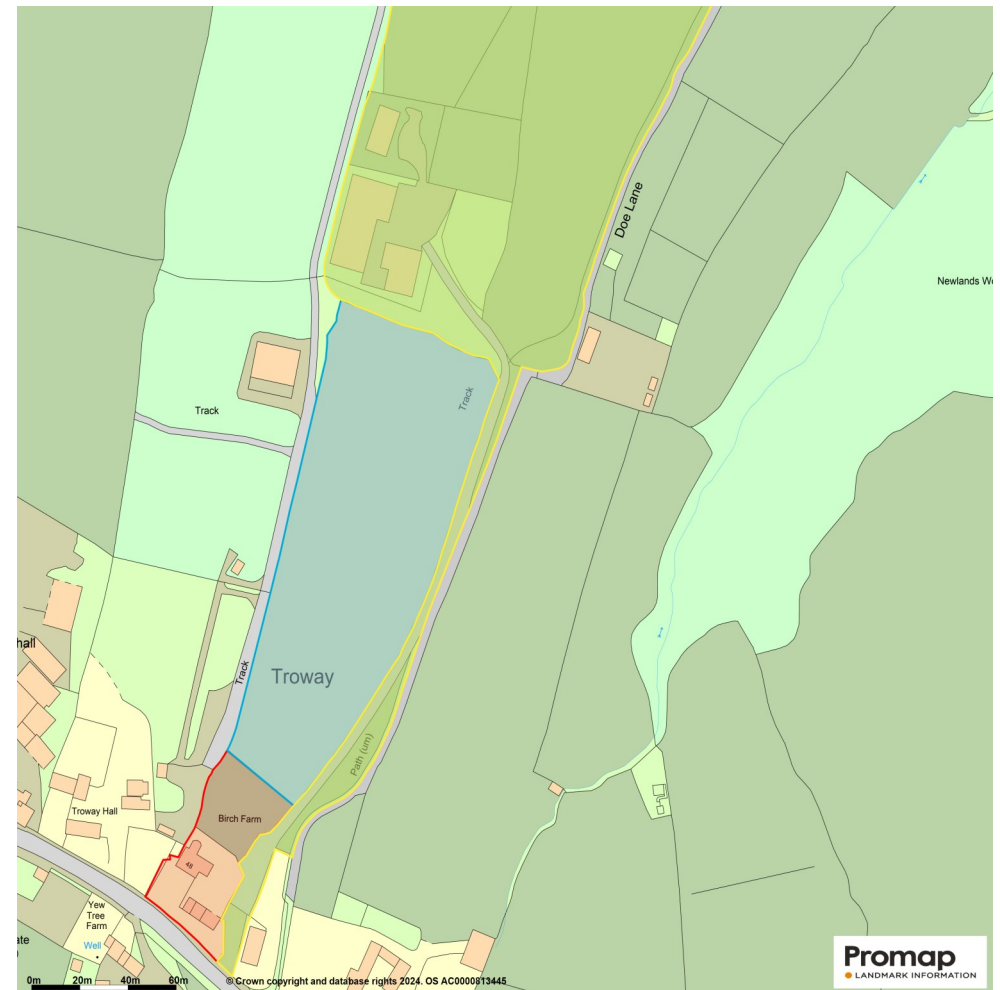
## Agents Note;

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. Photos taken July 2023.

## Directions:

From Chesterfield, take the A61 Northbound before exiting at the Sheepbridge slip road, turn right onto Broombank Road and continue on to the B6057, use this road until reaching Unstone village, turn right onto Crow Lane to reach Apperknowle, use New road to the High Street Junction and turn right, followed shortly by a left onto Moor Top Road, then take a left onto Snowdon lane, shortly thereafter take a right where sign posted for Troway, the property will then lie on the left hand side after approximately, 600 metres.







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