



Barker Barn
Elton, Matlock



**Barker Barn
Moor Lane
Elton
Matlock
Derbyshire DE4 2DA**



8.10 ac

An unique and rare opportunity to acquire a Grade II Listed, two-storey stone barn located within the Peak District National Park, with planning permission for conversion into a three bedroom dwelling. The property boasts a peaceful rural location, with picturesque views across the adjoining field parcel, all totalling approx. 8.10 acres (3.28 hectares). The sale of this property offers a unique development opportunity and an inspection is thoroughly recommended.

Offers over: £350,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Directions:

Head northwest out of Matlock on the A6, turn left onto Old Road and follow to the end. At the junction turn left onto B5057 signposted for Winster and follow the road, passing through Darley Bridge and Wensley. Continue through the village of Winster, heading into Elton village. Turn left onto Moor Lane, opposite the Church, and follow the lane out of the village for approx. 0.6 miles. The property can be found on your right hand side, indicated by our 'For Sale' board. What3Words: ///conveying.spins.adopting

Location:

The barn is situated in a delightful rural position, just to the south of the popular village of Elton, within the Peak District National Park. Elton provides a range of basic amenities including a primary school, Church, and a public house. Although rural, the property benefits from quick access into nearby towns of Bakewell, Matlock, Wirksworth, and Ashbourne providing an extensive range of facilities, whilst there are many nearby local walks, trails and beauty spots. The cities of Sheffield, and Derby are within an hours commute.



Description

Barker Barn offers a rare opportunity to acquire a two-storey stone built barn, boasting planning permission for a three bedroom dwelling, together with an adjoining parcel of land extending to approx. 8.10 acres, in an undisturbed rural location.

The approved accommodation within the barn spreads across two floors and briefly comprises; on the ground floor an open-plan kitchen dining living space, with a double height ceiling and exposed timber beams and trusses, three double bedrooms, and a family bathroom. The first floor provides a spacious and versatile living room area, with views across the adjoining land and Derbyshire countryside beyond.

Externally, the plans propose a gravel driveway to the west of the barn for multiple vehicles, and a patio area to the north of the barn providing secluded outdoor dining shielded from the roadside.

Adjoining the barn, a field parcel extends to approx. 8.10 (3.28 hectares) and offers grassland in good heart suitable for both mowing and grazing of livestock and/horses. The parcel of land offers a delightful, private outlook from the barn and will suit those seeking the 'country lifestyle', a smallholding or with equestrian and/or hobby farming interest. The land is bounded by dry stone walling and post and wire fencing, with roadside access.



General Description

Planning Permission:

The barn has full planning permission, granted by Peak District National Park Planning Authority with all matters reserved and listed below;

'Listed Building consent - Conversion of field barn into dwelling'. Planning consent was granted conditionally in August 2024 (Ref; NP/DDD/0823/0975). Listing reference; 1335216.

'Conversion of field barn into dwelling' . Full planning consent was granted in August 2024 (Ref; NP/DDD/0823/0974).

All copies are available upon request, or via the Local Planning Authority website.

Tenure and Possession:

The land is sold freehold, with vacant possession upon completion.

Services:

We believe services are within the vicinity, however interested parties should make their own enquiries.

Viewing:

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

Vendor's Solicitors:

Lovedays Solicitors, Sherwood House, 1 Snitterton Road, Matlock, DE4 3LZ

Local Authority:

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

Local Planning Authority:

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE

Method of Sale:

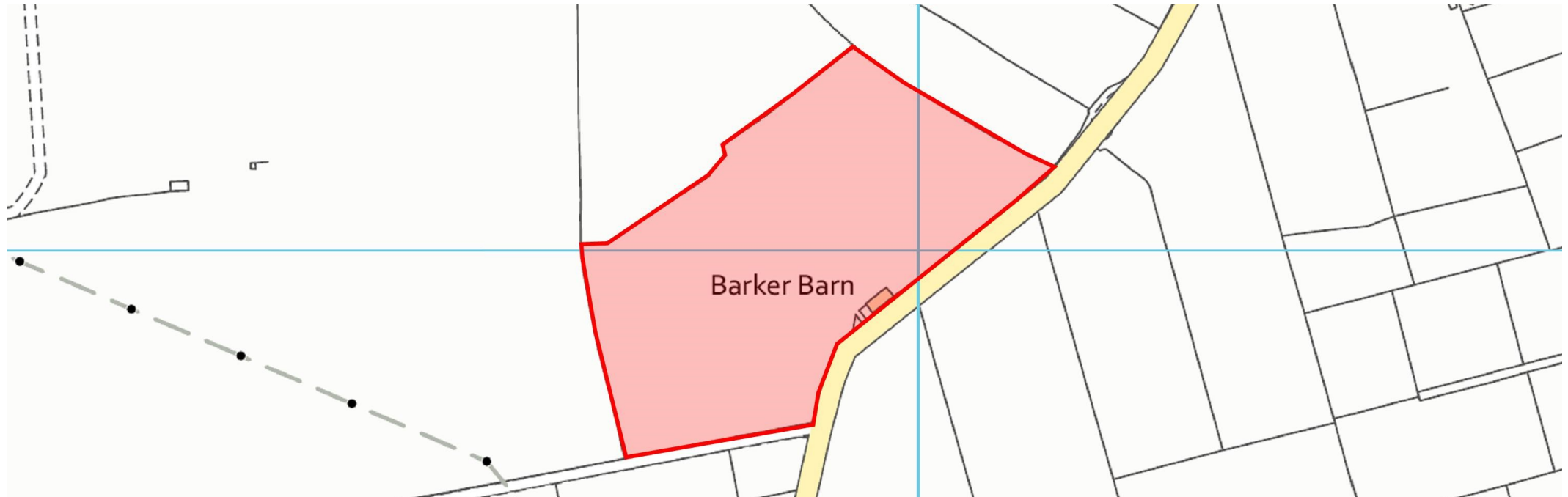
This property is to be sold by private treaty.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

Agents Notes:

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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