



Needham Grange

High Needham



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Earl Sterndale

Derbyshire

SK17 0DD



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TBC



9.75 ac

A fantastic opportunity to purchase a historic country farmhouse, range of stone barns with previous planning consent, additional outbuildings, a woodland and surrounding grassland all extending to a total of 9.75 acres (3.95 hectares).

The property occupies a wonderful position within the Peak District National Park.

Guide Price:

£775,000



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History

The property has a fascinating history. Its existence is recorded in 1244 as Nedham and in 1541 as Nedeham Grange. The dwelling dates to the 17th century whilst the courtyard has a range of 16th and 19th century buildings. There is evidence of the medieval structures in adjacent fields. The house is the origin of the Needham surname.

The property is categorised a Heritage Asset, and belonged to the Chatsworth Estate until the 1960's. The current owners purchased in 1990 to secure the property back into the 'Needham name' and undertook a refurbishment programme to the farmhouse.

In 2021 planning was granted for conversion of the stone barns into holiday cottages and in 2022 consent was granted for an extension to the existing dwelling.



The Farmhouse

The farmhouse has accommodation across two floors, with the consented planning permission to develop further living space into the adjoining two storey stone barn.

Entering through the stone surround front door, a hallway greets with entrance into the sitting room, and the spacious study on the right, and a staircase to the first floor. Passing through the sitting room, the kitchen currently lies to the west of the farmhouse with views across the land to the rear of the property.

On the first floor, an open landing leads into three double bedrooms, a family bathroom and an airing cupboard. The adjoining two storey barn has planning consent granted for a further double bedroom on the first floor, with ensuite facilities, and a larger kitchen on the ground floor with a ground floor wc adjacent.

Please refer to the floorplan for further information.

There is a large driveway with ample parking whilst gardens lie to the front, side and rear of the farmhouse.



Outbuildings

The traditional stone barns are situated around the original courtyard, and previously had planning consent granted to convert into three holiday cottages. The sensitive design will see the vehicles parked to the rear of the property. A more modern building lies to the rear, although this would be demolished if the consent were implemented.

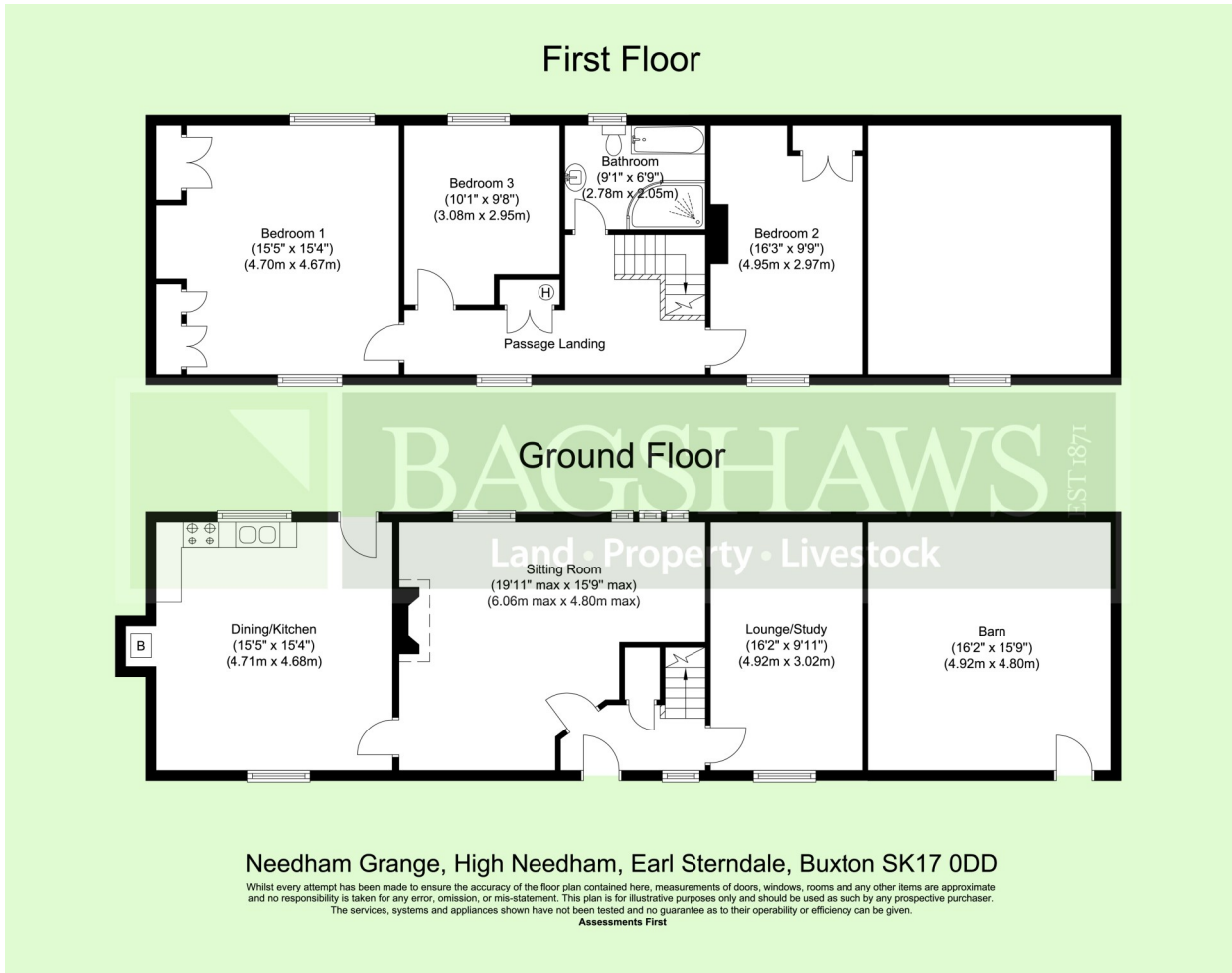
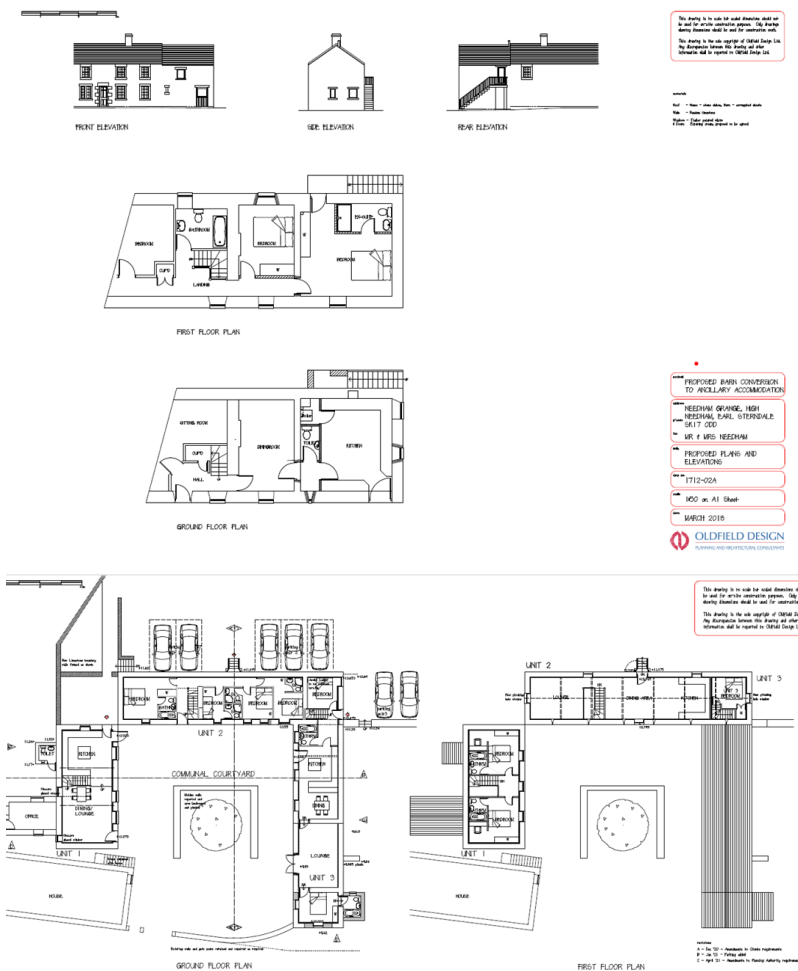


Land

The grassland at the property extends to a total of 6.78 acres (2.76 hectares) and is divided into four paddocks, three to the side and rear of the farmhouse and one just across the road. Bounded by dry stone walling, the land has had no inputs for many years and provides a wildlife haven. In addition, a parcel of woodland (circa 1.97 acres (0.79 hectares)) sits to the rear of the farmhouse and buildings and contains a variety of trees, adding to the amenity of the property.

Planning Consent

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE The consent for the farmhouse can be found under application NP/DDD/1021/1086. The consent for the barns can be found under application NP/DDD/0521/0581. The planning consent has now expired, subject to the usual permissions could be regranted or altered.





84m

375m

Needham
Grange

358m

Bank Top Farm

General Information

Services:

The property has the benefit of mains electricity and water, with oil-fired central heating, and drainage via a septic tank.

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.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

Local Authority

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

Council Tax Band – G

Solicitors

To be confirmed.

EPC – F

Method of Sale: The property is for sale by private treaty.

Viewings:

Strictly by appointment through the Bakewell Office of Bagshaw's as sole agents on 01629 812 777 or e-mail: 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. 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.

Directions:

From Buxton town centre head south east on the A515 signposted for Ashbourne, and continue along that road for approx. 7 miles, passing through Sterndale Moor. Turn right at the crossroads towards Longnor and follow the road, passing the Royal Oak pub on your right hand side. Continue along that road for approx. 1 mile and as the road straightens the property can be found on your right hand side, just before the crossroads.

What 3 Words:

///arrival.anchors.offerings





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