



Meadow Farm

Peak Dale



Meadow Farm

School Road

Peak Dale

Buxton

SK17 8AP



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1.50 ac



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Meadow Farm offers a great opportunity to acquire a unique smallholding property, presenting a characterful farmhouse, an adjoining two bedroom annexe, an attached garage and further various outbuildings, together with gardens and adjoining paddocks all extending to a total of approximately 1.50 acres (0.61 hectares).

The property boasts a very accessible location, whilst offering a rural outlook, on the outskirts of the Peak District National Park and suiting those with equestrian and/or hobby farming interests.

For Sale by Private Treaty

Guide Price: £550,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





Meadow Farm, Peak Dale

Location:

Meadow Farm is situated within the peaceful village of Peak Dale, a semi-rural location whilst remaining close-by to the popular spa town of Buxton (3.5 miles). Peak Dale offers a primary school, church, and social club whilst the town of Buxton offers a much wider range of amenities including good transport links, high street shops, doctors surgeries, public houses, primary and secondary schools, supermarkets and fuel stations. Further nearby towns include; Chapel-en-le-Frith to the north (4.2 miles), Bakewell to the east (12.2 miles), Glossop to the north (13.1 miles), and Macclesfield to the west (14.2 miles). The cities of Sheffield and Manchester are each within a 25 mile commute. There are many nearby local walks, bridleways, trails and beauty spots in the Peak District National Park, excellent for those who enjoy the outdoors and with equestrian interests.

Description:

Meadow Farm presents a unique opportunity to acquire a smallholding in a rural yet accessible location, nearby to a wide range of amenities and the popular spa town of Buxton. The property briefly comprises a traditional three bedroom farmhouse with pleasant, charming accommodation, an adjoining two bedroom annexe currently utilised for holiday accommodation but offering potential for an ancillary living space and/or an extension of the main dwelling. Various outbuildings include a workshop and useful stable block housing seven stalls and a tack room. The property sits on a plot extending to approx. 1.5 acres (0.61 hectares), including well-maintained gardens and adjoining grassland paddocks.

The property lends itself to those seeking a smallholding, with equestrian and/or hobby farming interests, amenity desires, or those wishing for further accommodation alongside the main farmhouse.

Directions:

From the centre of Buxton, head north east on the A6 Fairfield Road, heading out of town. Continue along the road, with Hazelcroft Garage on your left, take the next available right onto Batham Gate road signposted for Batham Gate, Peak Dale. Follow the road for approx 0.9 miles, passing through the houses, before turning right after the Social Club onto School Road. The property can be found on your right hand side approx. 400 yards down, past the Church and Primary School, and indicated by our 'For Sale' board.

What3Words: ///lately. narrates.earmarked

Accommodation

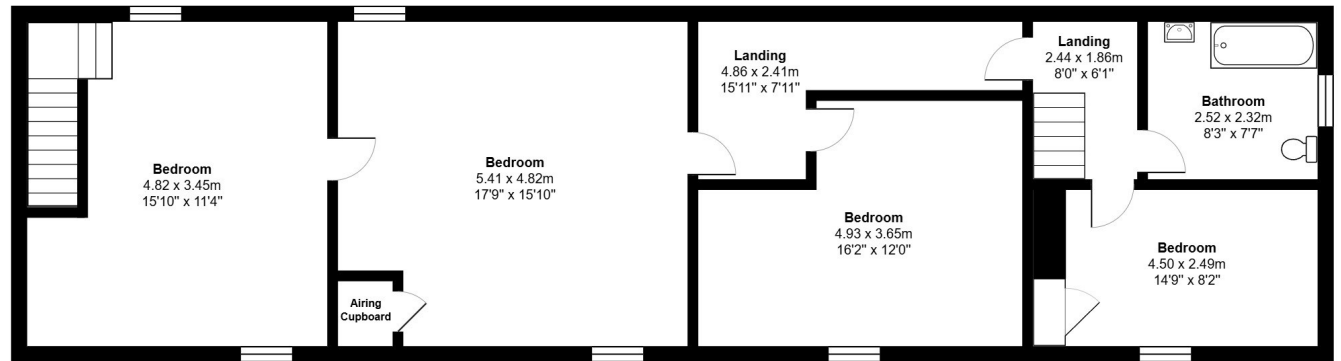
Farmhouse:

The farmhouse offers accommodation across two floors, with each room presenting traditional, characterful features, and welcoming living spaces. The ground floor is led from a porch area to the front of the property, through to a living room with study to the rear. Off to the side, a farmhouse kitchen presents ample fitted unit space, and a useful pantry area adjoins. Climbing to the first floor, the farmhouse offers three good-sized bedrooms and a family bathroom.

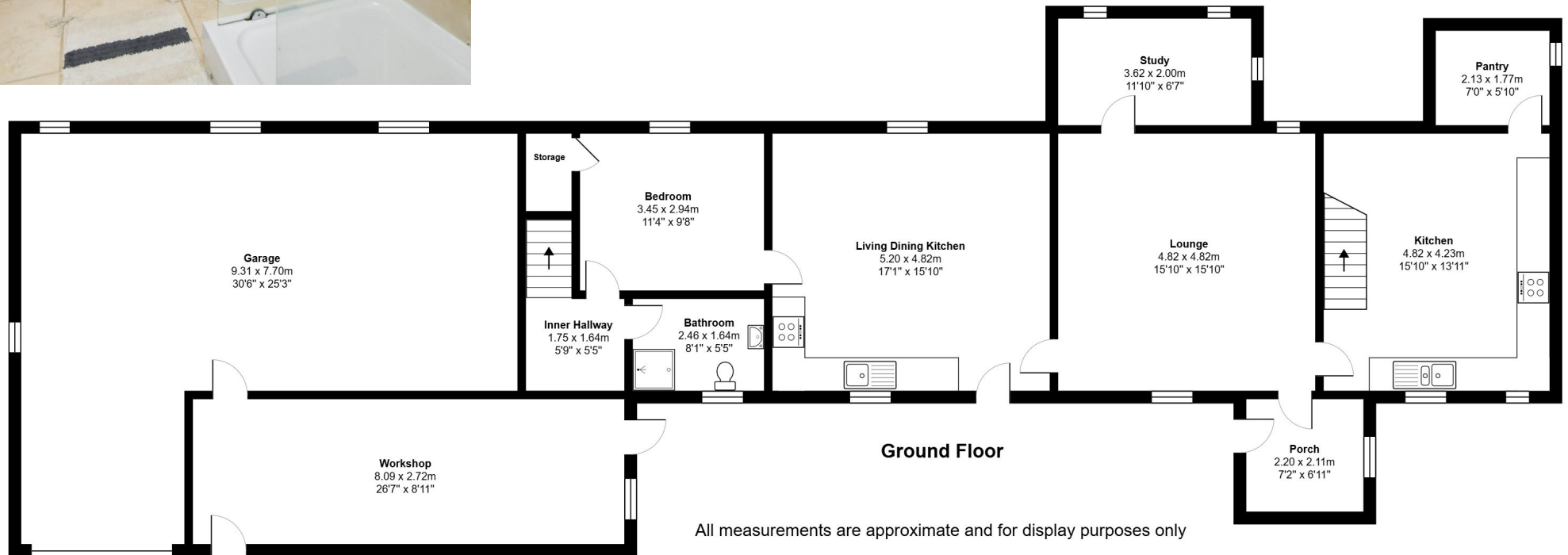
Annexe:

Adjoining the farmhouse, the annexe offers further pleasant accommodation presenting opportunity for a holiday let, ancillary accommodation, or to be included into the main dwelling by existing interconnecting doors. Briefly, the annexe offers a ground floor, open-plan kitchen, dining, lounge area, a ground floor bedroom, and a shower room. The first floor presents a second double bedroom.



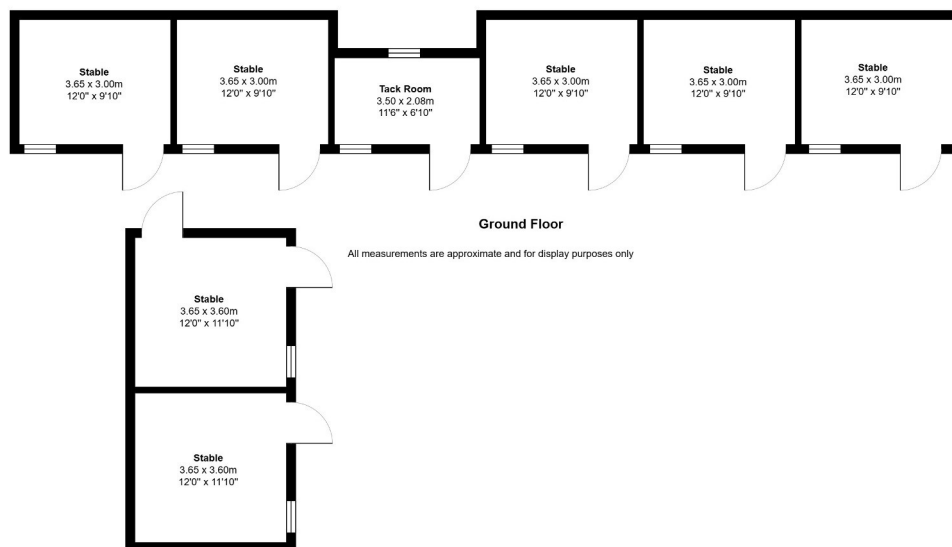


First Floor



Ground Floor

All measurements are approximate and for display purposes only



External and Outbuildings

Meadow Farm benefits from private, gated access with a driveway from the roadside leading to a spacious forecourt with ample parking for multiple vehicles. There are a number of well-maintained garden areas with planted borders, with private areas for both the main dwelling and the holiday let.

Planning Permission:

We understand there is full planning permission in place for conversion of the attached barn to create additional three bedroom accommodation over two floors. This could provide either further accommodation or indeed a holiday let. Full details and plans can be found on the planning portal using reference number HPK/2019/0112. Please Note: The works have also been started and recognised by the local authority.

The outbuildings at the property locate around the yard and briefly comprise;

- A spacious two-storey garage attached to the annexe.
- A workshop/storage barn attached to the garage.
- There are two timber stable blocks hosting seven stables plus a tack room.

The buildings are each flexible in their uses, benefit from useful access from the yard area, and lend themselves to those with equestrian, amenity and/or hobby farming interests.



Land

The land at the property extends to approximately 1.50 acres (0.61 hectares) and is down to grassland paddocks, suitable for mowing and grazing of livestock and/or horses. There is a two paddocks to the front of the house and a small paddock to the rear. The land is all accessed from the farmyard.

General Information

Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars.

Services:

The property benefits from mains electricity, water, drainage and gas.

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.



Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Sporting and Timber Rights:

It is understood that these are included in the sale as far as they exist.

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Council Tax Band: D

EPC Rating: E

Local Authority:

High Peak Borough Council, Buxton Town Hall, Market Place, Buxton, SK17 6EL

Method of Sale:

The property will be offered for sale by private treaty.

Viewing:

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

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.



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