



# Hill Farm Cottage Butterton



**Hill Farm Cottage  
Butterton  
Leek  
Staffordshire ST13 7TQ**



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**N/A**

An exciting opportunity to acquire an attractive, stone built semi-detached Grade II Listed cottage, in a peaceful rural location. In need of finishing, but with characterful features throughout, and boasting a spacious plot within the Peak District National Park.

**For Sale by Public Auction at 3pm on 17<sup>th</sup> November 2025 at the Agricultural  
Business Centre, Bakewell, DE45 1AH**

**Auction Guide Price £220,000 - £240,000**



Bakewell Office - 01629 812777



bakewell@bagshaws.com

**Location:**

The Cottage is set in a picturesque rural location, just 1 miles outside of the village of Butterton, providing far-reaching views across the valley and beyond. Further nearby towns and villages where amenities can be found include Onecote (1.7 miles), Warslow (1.8 miles), Waterhouses (6.1 miles), Leek (8.0 miles), and Ashbourne (13.1 miles). There are many nearby local walks and beauty spots direct from the property and throughout the area, with Manifold Valley within close proximity.

**Directions:**

From Leek town centre head southeast out of town along the A523 Ashbourne Road. Continue along the road for approx. 3 miles, passing through the village of Bradnop. At Bottomhouse crossroads, turn left onto the B5053, signposted for Onecote. Follow the road up the hill, passing through the village of Onecote, continuing along the B5053 for approx. 3.1 miles. Turn left onto an unnamed lane, indicated by our 'For Sale' board, and continue for approx. 0.2 miles. Turn right onto the unadopted access track (shaded blue on the plan) leading down to the Cottage, indicated by a second 'For Sale' board.



# Description

The property comprises a unique, traditional, stone-built semi-detached Grade II Listed cottage dating back to the 1630's. It is in need of some internal finishing, but boasts character and charm. It is worthy of note that the property is self sufficient with a newly installed bore-hole for water, battery banks for electric and a Biorock waste disposal system.

The accommodation on the ground floor briefly offers a welcoming entrance hall through to an open plan living space (4.6m x 3.8m) with a feature stone surround fireplace and exposed timbers and brickwork. The kitchen area (5.4m x 1.8m) offers undisturbed views across the valley, and currently offers a free-standing unit.

A timber staircase leads to the first floor with a good-sized master bedroom (4.5m x 3.8m) hosting an attractive stone hearth fireplace with stone surround and a cast iron Victorian unit inset. A second bedroom (2.5m x 1.8m) offers further living space, and a bathroom (1.8m x 1.7m) holds a bath, basin, and w/c. The loft space on the second floor provides a good storage area, via drop down stairs.

# Externally

The Cottage benefits from a spacious, pleasant plot with ample private parking to the front and much space around the foot of the cottage for a patio.

A good-sized lawned garden lies to the side and rear of the cottage offering far-reaching views across the Peak District.



# General Information

## Services:

Although there are no mains services connected to this property, it does benefit from environmentally friendly supplies. The property has recently been rewired, with electricity from a lithium battery and inverter installation which can be powered by a generator or solar panels, subject to planning approval. The property benefits from a new borehole water supply, and sewerage is via a Biorock waste disposal system.

## Viewing:

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

## Tenure and Possession:

The property is sold freehold with vacant possession upon completion.

## Rights of Way, Wayleaves & Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars. The access track is partly unadopted down to The Cottage (shaded blue in the property plan). The adjoining neighbour has a right of way to the rear of the dwelling.

## 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.

## Vendor's Solicitors:

A H Brookes, 61 Derby Street, Leek, Staffordshire ST13 6JG

## Local Authority:

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire ST13 6HQ

## Local Planning Authority:

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

## Council Tax: B

## EPC:

The property is Grade II Listed and therefore EPC exempt.

## Method of Sale:

The property is offered by Public Auction at 3.00pm on Monday 17<sup>th</sup> November 2025 at The Agricultural Business Centre, Bakewell, Derbyshire DE45 1AH.

## Broadband Connectivity:

Broadband connectivity is not presently available at the property however it is understood that this can be obtained via mobile and/or satellite. We recommend that prospective purchasers consult the website <https://www.ofcom.org.uk> to obtain an estimate of the broadband speed for this location.

## Mobile Network Coverage:

Owing to the property's location, mobile network coverage may be limited. Prospective purchasers are advised to consult the website of Ofcom (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this area.

## Money Laundering Regulations 2017:

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

## Deposits & Completion:

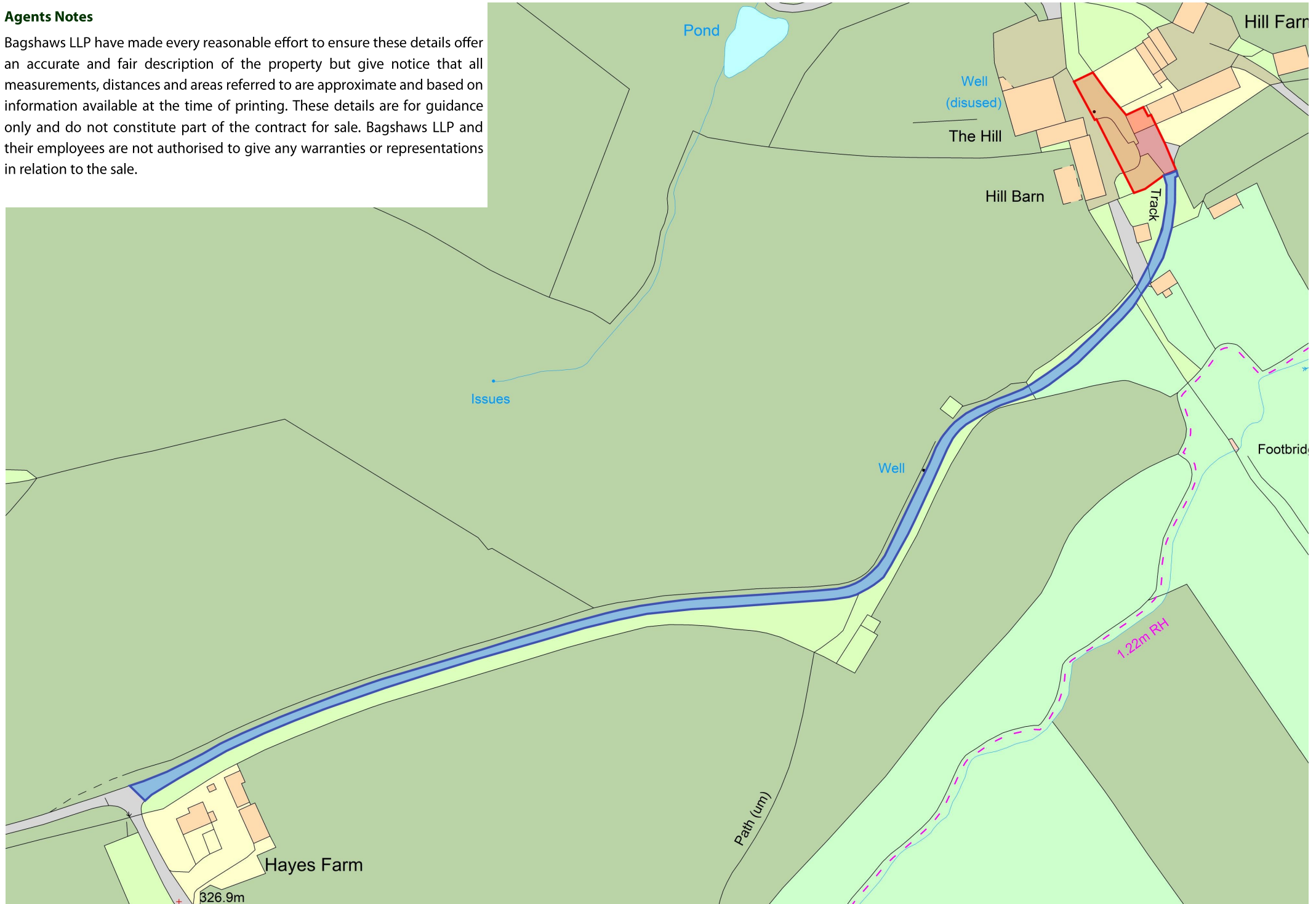
The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) for all lots sold up to a value of £99,999. For any lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. of VAT), payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

## Conditions of Sale:

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

### 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.





**Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH**

**T:** 01629 812777

**E:** [Bakewell@bagshaws.com](mailto:Bakewell@bagshaws.com)

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**In partnership with Bury and Hilton**

**Offices in:**

|           |              |
|-----------|--------------|
| Ashbourne | 01335 342201 |
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