



Needham Grange,  
Earl Sterndale





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Earl Sterndale

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9.75  
acre(s)

A fantastic opportunity to purchase a historic country farmhouse, range of stone barns with 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

£1,100,000



Bakewell - 01629 812777



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### Location

Needham Grange is situated in a rural location between the villages of Longnor to the west (2.3 miles) and Monyash to the east (4.1 miles), yet it is quite accessible. The nearby villages provide a range of basic amenities including a primary school, Church, public houses and village shops. The spa town of Buxton (7.7 miles north) and the market town of Bakewell (6.9 miles west) between them provide an extensive range of shopping, dining and recreational facilities. There are many nearby local walks, bridleways, trails and beauty spots in the surrounding area with the property sitting central within the Peak District National Park, providing excellent opportunities for those who enjoy the outdoors. Whilst the property boasts a rural surrounding, it also benefits from excellent road network links with the cities of Derby, Sheffield and Stoke-on-Trent all within an hour's commute.

### History

The property has a fascinating history. Its existence is recorded in 1244 as Needham and in 1541 as Needham 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.

We understand that the property is considered 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.

### 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, as identified by our 'For Sale' board.

### Description

Needham Grange offers an opportunity to acquire a characterful country property comprising a delightful farmhouse, various stone barns will full planning permission for conversion into holiday accommodation, an agricultural building, additional garages/ workshops and extensive curtilage including a wood, two adjoining fields and a further paddock on the opposite side of the road.

The stone built farmhouse currently offers three double bedrooms, with opportunity to extend. The property extends in total to 9.75 acres (3.95 hectares), presenting the purchaser with exclusive countryside living.

### 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 have 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.

### General Information

#### Viewing

Strictly by appointment through the sole selling agents; Bagshaws LLP. Please contact the Bakewell Office by telephone on 01629 812777 or by email at bakewell@bagshaws.com

#### Services

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

## 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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