

## **Boarsgrove Farm Newtown, Buxton, Derbyshire, SK17 0BJ**

**Guide price £725,000**

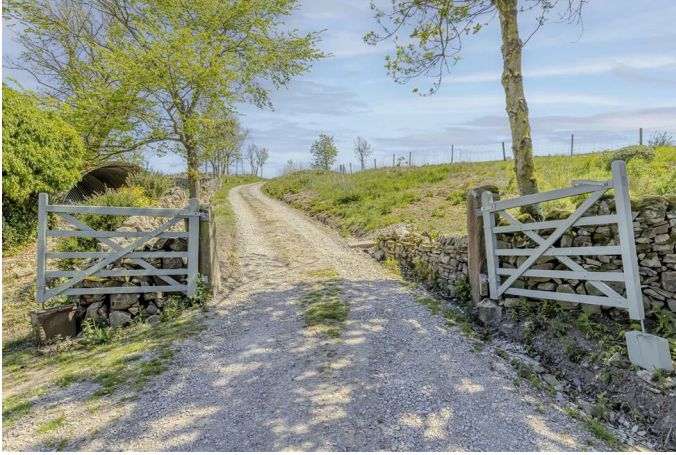
Guide Price - £725,000 to £750,000

"Country life is the life for me !"

Welcome to your dream escape! Discover this charming four-bedroom detached stone farmhouse, nestled on 6.3 acres of picturesque land. With spacious outbuildings ready for your creative touch and breath-taking views of the stunning Peak District National Park, your tranquil retreat awaits !



## Denise White Estate Agents



This charming detached stone farmhouse and barn is nestled in a breath-taking setting within the Peak District National Park. Constructed from mellow stone and topped with a stone-flagged roof, the property harmoniously blends into its stunning scenic surroundings.

Filled with character, the farmhouse has been thoughtfully renovated and continuously improved by our clients, achieving a high standard while maintaining the cosy charm typical of a traditional farmhouse. There's still so much potential to expand the accommodation—there's room to extend to the side into the existing footprint, where useful garage space currently sits. (STP) Plus, there's a fabulous detached stone outbuilding that was once used for farming but is now eager for transformation! (STP) The possibilities are endless—whether it's creating holiday accommodation, office space, an annex for dependent relatives, or even converting it back for livestock.

Inside, the farmhouse boasts spacious and versatile accommodation. The dining hall features a stunning stone-flagged floor, complete with period cupboards, and a window seat that overlooks the beautiful scenery. A traditional staircase leads you to the first floor. Off to the right, the sitting room invites you in with its lovely period fireplace, raised hearth, and log-burning stove. Dual-aspect windows with a stone trough feature provides a window seat to enjoy the views.

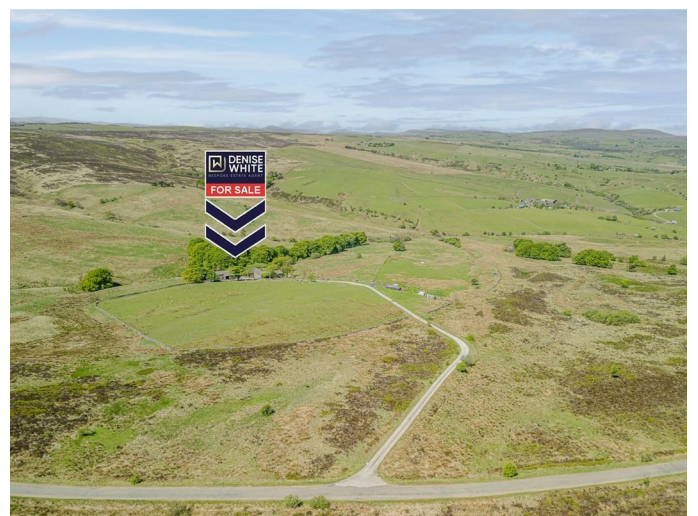
The modern kitchen, recently refurbished in 2024, is perfect for families, featuring a range of wall and base units with integrated appliances and a Thornhill range-style cooker with two plates and three ovens. There's also a breakfast island with storage and a seating area for casual dining. Adjacent to the kitchen, you'll find a utility room equipped with plumbing for a washing machine and additional storage space, along with a newly fitted ground floor cloakroom/shower room.

The landing leads to four inviting bedrooms, with the main bedroom having a beautiful stone fireplace. There are two additional double bedrooms, both with front-facing windows, one featuring a charming period fireplace. The fourth bedroom is generous in size and could easily be subdivided if needed.

The substantial stone barn, measuring 1,742 sq ft, offers fantastic further opportunities, subject to the necessary permissions.

Adjoining the farmhouse, you'll find a spacious garage store equivalent to two double garages, which is open-fronted for easy access. The land extends beyond the garden and yard to include a field and a long driveway, totalling approximately 6.3 acres—ideal for enjoying the great outdoors!

### Location



\*\*Distances to Nearby Locations:\*\*

- Leek: 7.5 miles

- Buxton: 9.5 miles
- Macclesfield: 13 miles
- Stoke on Trent: 18.5 miles
- M6 Junction 17: 22.5 miles
- Manchester Airport: 29 miles
- Manchester: 36 miles

Welcome to Boarsgrove Farm, a breathtaking gem perched on the Staffordshire Moorlands in the Peak District National Park! This charming former sheep farm spans over 6 acres and boasts stunning views of the surrounding moorland, all accessed via a long, private drive. One of the best features of this incredible spot is the fantastic walking opportunities right at your doorstep, allowing you to explore some of the most inspiring countryside in the region.

The nearby market town of Leek offers a great selection of services, including a variety of specialty shops and supermarkets. A little further afield, you'll find Buxton, known for its vibrant arts scene and annual festival, serving as a wonderful gateway to the Peak National Park.

For those needing to travel to London, Macclesfield offers access to trains in about 1 hour and 49 minutes, while Stoke on Trent is even closer at around 1 hour and 31 minutes. The M6 routes, north and south, are conveniently located about 22 to 28 miles away. Plus, there are several excellent public and private schools nearby, including Kings School in Macclesfield.

## Lounge

18'4 x 11'5 (5.59m x 3.48m)



Step into the inviting lounge with a beautiful stone fireplace, complete with a charming stone mantle and an exposed stone inset, creating a cosy atmosphere with a raised tiled hearth and a log-burning stove. A ceiling light enhances the ambiance, while double glazed sash window at the front showcase the original stone trough utilised as a window seat –a lovely focal point. There's also a window overlooking the rear aspect, allowing natural light to flow in.

## Dining Room

18'4 x 14 (5.59m x 4.27m)



The spacious dining room continues to impress with its beautiful exposed stone flooring and striking features. An exposed stone fireplace inset and mantle add character, complemented by the exposed beams in the ceiling. A double-glazed window at the rear aspect fills the room with light.

The dining room provides a wonderful space for family gatherings and entertaining, with a latch-style door leading into the kitchen and an exposed stone support wall that adds to its charm.

### Kitchen

13'9 x 15'3 (4.19m x 4.65m )



Welcome to the recently updated kitchen, installed in 2024! This beautiful space features a range of wall and base units topped with stylish granite-like work surfaces. You'll find an integrated dishwasher and a stainless steel sink with a convenient drainer. Cooking is a breeze with the Bosch induction electric hob and the Bosch electric cooker below the extractor hood. There's also a Thornhill oil-fuel cooker with two plates and three ovens, all hardwired for your convenience.

The kitchen offers ample space for a fridge-freezer and boasts a central island with wooden work surfaces, housing drawers and cupboards, along with a breakfast bar area. Natural light floods in through double-glazed sash windows, and the room is enhanced by four central lights and a contemporary wall-mounted radiator. The exposed beamed ceiling adds character, and a stable-style door leads to the laundry room.

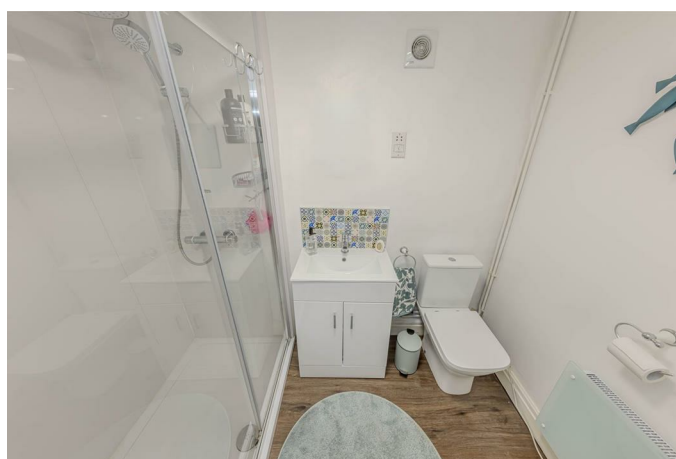
### Utility

15'2 x 9'2 (4.62m x 2.79m)



The utility room is functional and spacious, equipped with plenty of room for a washing machine and additional white goods, along with a tall storage unit. The Worcester boiler is neatly tucked away. The central light and the same stylish floor covering as the kitchen create a cohesive look. Wall cupboard housing the electrics, and there's a charming exposed stone feature in part of the floor. You'll also find access to the shower room here and a door leading out to the rear of the house.

### Shower Room



The modern shower room features a good-sized shower cubicle with a rain-style shower and a handy shower attachment, complete with glass sliding doors. A vanity wash hand basin with storage underneath and a tiled splashback adds practicality, along with a WC and a contemporary radiator. The room is well-appointed with an extractor fan, a shaver point, and stylish lighting.



## First Floor Accommodation

### Landing



Step into a great-sized landing with fitted carpet, radiator, loft access for extra storage, ceiling light.

### Bathroom

15'2 x 9'2 (4.62m x 2.79m )



A good size bathroom accessed through a latch door, where you'll find a freestanding bath with claw feet and a convenient shower attachment. There is a heritage-style pedestal wash hand basin and WC. A double-glazed window offers fantastic views to the rear aspect, picture rail, ceiling light, loft access and cupboard housing a hot water cylinder and shelving.

### Bedroom

13'9 x 15'3 (4.19m x 4.65m )



Located off the the bathroom a nice spacious double bedroom which features a fitted carpet, two radiators and a charming feature stone fire surround, double-glazed window.

### Bedroom

11'7 x 14 (3.53m x 4.27m)



The second double bedroom also includes fitted carpet, a radiator, and a ceiling light, with a double-glazed window offering views to the front aspect.

### Bedroom

11'7 x 11'5 (3.53m x 3.48m)



The third double bedroom features a fitted carpet, a cosy fireplace, and a radiator, complemented by a double-glazed window to the front aspect.

### Bedroom

18'4 x 14'9 (5.59m x 4.50m)



Descend a step into a great size versatile room. This space has two radiators and dual aspect windows—sash double-glazed to the front and double-glazed to the rear—allowing ample natural light. The ceiling light brightens the area, and loft access provides additional storage. Enjoy fantastic views over the rear garden, expansive acreage, and picturesque countryside from the rear window.

### Outside



A long driveway leads to the farmhouse, and there is ample parking space for numerous vehicles. The spacious garage, equivalent to two double garages, adds to the practicality of the property. With 1742 square feet of substantial stone building, there are plenty of opportunities for development. This could be ideal for various uses, whether as a holiday residence, annex accommodation for a dependent relative, or even a business venture, depending on the necessary planning permissions.

### Detached Stone Outbuilding



Detached stone outbuilding – 1742 square feet.



## Land



6.3 acres of land.

### Agents Notes

Mains Electric

Sewage Treatment Plant

Public Footpath

District - Staffordshire Moorlands District - Band F

### Please Note .....

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Denise White Estate Agents



Denise is the director of Denise White Estate agents and has worked in the business since 1999. Denise lives locally in Leek and can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

**WE WON !**



Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

#### **Do You Have A House To Sell or Rent ?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

#### **Do You Need A Mortgage ?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

#### **You Will Need A Solicitor !**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.



Floor Plan

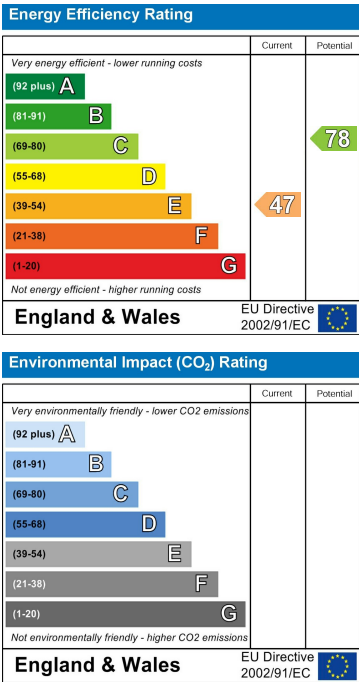


Total area: approx. 175.2 sq. metres (1885.8 sq. feet)  
Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.