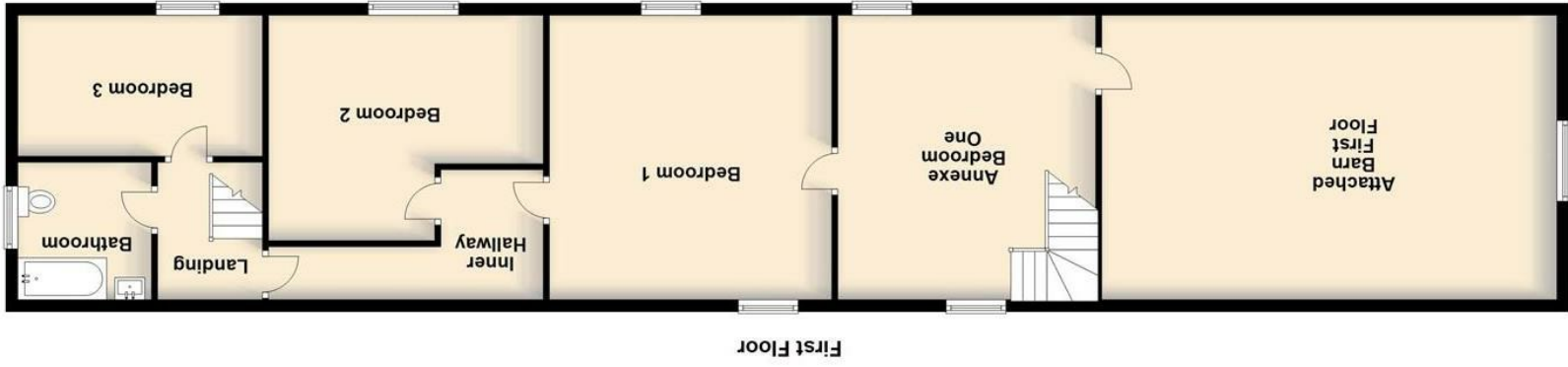


MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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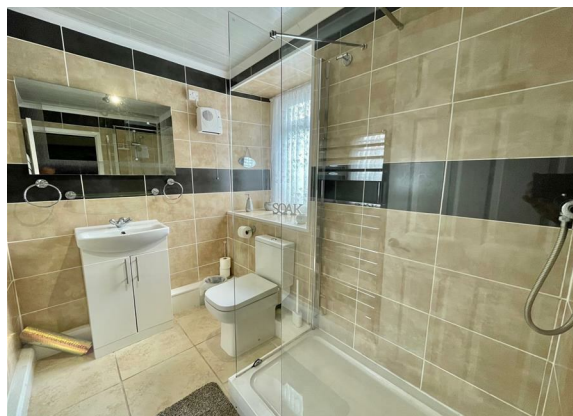
OFFERS IN THE REGION OF £675,000



MEADOW FARM SCHOOL  
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COUNCIL TAX BAND: D



**VIEWING ESSENTIAL.** Offering huge potential with **PLANNING PERMISSION TO CONVERT AN ATTACHED BARN** together with an additional income source through the attached holiday let this registered **SMALLHOLDING** is sure to create a good level of interest. Comprising farmhouse with three bedrooms plus an attached holiday let with two bedrooms (interconnecting door allows the property to work as one unit if required). Externally the property benefits from **SEVEN STABLES** together with a **TACK ROOM**. There is ample forecourt parking accessed from a gated private driveway and surrounding land totalling circa **1.5 ACRES** or thereabouts.

### Room Dimensions

#### Main Farmhouse

Entrance Porch - 8'4 x 6'11

Living Room - 15'7 x 15'1

Study - 11'1 x 6'1

Farmhouse Kitchen - 15'2 x 13'5

Walk in Pantry - 6'9 x 5'5

#### First Floor Landing

##### Inner Landing

Bedroom One - 17'4 x 16'0

Bedroom Two - 15'9 x 11'6

Bedroom Three - 14'4 x 7'8

Bathroom - 7'10 x 7'2

#### Attached Annexe

##### Open Plan Living/Dining/Kitchen

Living Room/Dining Room - 16'7 x 9'2

Kitchen - 12'3 x 5'8

Bedroom Two - 10'11 x 9'0

#### Inner Hallway

##### Shower Room

First Floor Bedroom One - 15'6 x 10'11

### Outbuildings

Attached Barn - 30'5 x 25'0 narrowing to 14'8

Workshop - 25'7 x 8'1

Stables (located within two buildings)

The property has seven stables plus a tack room with lighting and power.

### Externally

The farm offers land extending to approximately 1.5 acres including the buildings. The property is approached via a private gated driveway and opens onto a large forecourt offering ample off road parking. There is gated access to both a paddock to the front and a further piece of land to the rear (currently unused).

### 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 application number **HPK/2019/0112**. Please Note: The works have also been started and recognised by the local authority.