



**Sycamore Farm, Main Street, Taddington. SK17 9TY**



**welcome to**

## **Sycamore Farm, Main Street, Taddington.**

An elegant Georgian village farmhouse with superb stone outbuildings, formal gardens, large rear courtyard.

### **Dining Hall**

15' 11" x 14' 1" ( 4.85m x 4.29m )

A superb first impression of an immaculate home. This Dining Room is spacious and light with smooth stone flooring and an original sandstone fireplace which has a Clear View Stove and a rounded stone hearth.

Large double glazed mullioned windows face to the front and there are attractive ceiling beams. There are wall lights and under-floor heating.

### **Lounge**

13' 2" x 13' 8" ( 4.01m x 4.17m )

A comfortable separate reception room with carpeted under-floor heating and a sandstone recessed fireplace with a Clear View Stove. Attractive ceiling beams, wall lights and double-glazed windows face to the front.

### **Conservatory**

11' 6" x 8' 7" ( 3.51m x 2.62m )

Glazed with a slim-line frame and unobtrusive. The modern conservatory links three house walls to the rear. This creates a relatively private and light sitting space which has lovely views of the rear terrace, stone outbuildings and gardens. The decorative ceramic tiled floor is heated and natural limestone elevations have wall lights.

### **Study**

8' 6" x 8' 4" ( 2.59m x 2.54m )

Facing to the front and with heated oak flooring. The study has a bespoke range of storage and display cupboards with additional built-in cupboards around a spacious workstation.

### **Kitchen**

13' 9" x 13' 2" ( 4.19m x 4.01m )

farmhouse sized to accommodate a family with a

delightful triple aspect to the sides and rear views to the gardens.

Natural timber cabinets and granite work-tops accompany an oil fired AGA within an etched glass recess. This combines the traditional with contemporary.

Comfortable oak flooring complements the kitchen where there is ample space for a dining table. There are attractive ceiling beams and spotlights.

### **Utility Room**

15' x 9' 6" ( 4.57m x 2.90m )

Comprehensively fitted in pale cream.

This extensively fitted utility offers a second kitchen and there is a full complement of built in cooking appliances by Neff.

A practical, heated ceramic floor continues seamlessly into the adjacent fully tiled Shower room, conservatory and rear hall.

Side and rear windows.

### **Shower Room W.C**

A Wet Room.

Fully ceramic tiled in pale limestone and wall hung sanitary and plumbing.

There area is spacious including a high-performance thermostatic shower, wall hung W.C and a semi-pedestal wash basin.

Comfortable under tile heating, chrome, heated towel rails and a side window.

### **First Floor**

A shaped and long landing divides the upper floor where there a private bedrooms.

### **Bedroom One**

16' 1" x 15' 2" ( 4.90m x 4.62m )

With good views out to the side and rear over the courtyard and beyond the village.





Wall lights.

### En - Suite

A luxuriously large full bathroom fitted in white and chrome and views to the front west aspect.

There is a broad and elegant semi-pedestal wash basin, and oval bath and a W.C.

A glossy porcelain floor is heated and there are heated rails for towels, a shaver point and vanity mirror.

### Bedroom Two

14' 1" x 13' 6" ( 4.29m x 4.11m )

Towards the south with front views and storage nearby within the landing.

### Bedroom Three

15' 1" x 10' 2" ( 4.60m x 3.10m )

Centrally positioned with front views, wall lights and access to the roof void.

### Bathroom

Large and with a four piece, white and chrome suite. The glass and marble enclosure has a powerful thermostatic shower. There is a panel bath, a high-flush W.C and a wash basin.

Large storage cupboards extend to the ceiling and incorporate the hot water cylinder.

There are mullion windows, a radiator and heated chrome towel rails.

### Outbuildings

A period stone barn is hidden away to the rear of the extensive gardens yet conveniently situated off the driveway and adjacent to the terrace and gardens.

There is obvious potential here for various purposes and conversion subject to requirements and approval.

Built with natural limestone and beneath a sandstone roof.

Services.

### Ground Floor Store

Central entrance with window adjacent.

### First Floor Store

External stone stairs to access at the side and a gable end window.

### Exterior And Gardens

A stunning wide and split-level terrace to the rear provides a sheltered sitting out location to admire the range of outbuildings, gardens and country views beyond the village.

Plenty of scope for summer dining and with a convenient log store handy, for the cooler months.

### Rear Stone Terrace

#### Formal Walled Gardens

Level and walled. Mainly laid to laws with deep shrub and herbaceous borders.

### Workshop Store

Excellent scope and with facilities. Homework and cottage industry potential.

### Vegetable Garden

#### Drive And Parking

#### Local Area



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welcome to

## Sycamore Farm Main Street, Taddington Buxton

- Georgian village farmhouse
- superb stone outbuildings
- important Grade II listed features
- sympathetic and stylish additions
- Ground source heating

Tenure: Freehold EPC Rating: Exempt

**£700,000**



Ground Floor



First Floor

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**01629 814774**



[Bakewell@bagshawsresidential.co.uk](mailto:Bakewell@bagshawsresidential.co.uk)



Bridge Street, BAKEWELL, Derbyshire, DE45  
1DS



[bagshawsresidential.co.uk](http://bagshawsresidential.co.uk)