

property details **approval form**

Benstor Farm, Benstor Farm, Great Hucklow, Buxton, Derbyshire, England, SK17 8RD

Date: 25 July 2025

Property Ref and Version: BAK107354 - 0010

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£795,000

Tenure: Freehold

>> **key features**

- > A rare chance to acquire a rural farm in a stunning location in the Peak District.
- > Large farmhouse, a cottage, substantial outbuildings and land with adjoining paddocks all extending to approximately 4.68 acres.
- > Breathtaking views in The Peak District National Park.
- > Of interest to buyers with equestrian and hobby farming interests, holiday letting, home based businesses and multi-generational living.
- > EPC Rating: E.
- > EPC Rating: E

>> **short description**

Deceptively spacious accommodation will appeal to a variety of buyers, especially those who enjoy gardening and outdoor activities. The extensive range of outbuildings provide excellent opportunities for development.

In 4.68 acres in total with 3.6 acres grazing.

>> **long description**

A charming period limestone four bedroom detached farmhouse complemented by a self-contained two-bedroom cottage in a stunning rural location. This delightful property boasts spectacular views of the landscaped gardens and the breathtaking limestone uplands, in the Peak District National Park.

With an extensive range of traditional outbuildings that include limestone barns and stables, paddock stabling, garaging and summerhouses.

In 4.68 acres which includes two fields and a paddock, all adjoining the farm and with large established gardens with planted borders, shrubs and trees. The larger fields have roadside frontage. Parking for multiple vehicles.

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>> **directions**

///stir.possible.daffodils

Or,

53.289010, -1.755195

or,

<https://maps.app.goo.gl/6aYFSChjVaGTuVz5A>

>> **Agent Note**

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>> room description

Long Description Cont'd.

Of interest to buyers with equestrian and hobby farming interests, holiday letting, home based businesses and multi-generational living.

Seamlessly combining residential living with versatile outbuildings, making it an ideal choice for those seeking a rural lifestyle.

Deceptively spacious accommodation will appeal to a variety of buyers, especially those who enjoy gardening and outdoor activities. The extensive range of outbuildings provide excellent opportunities for development.

The property is well-maintained, featuring double glazing and oil fired central heating, yet offers potential for some modernisation.

The Farm stands prominently in the stunning rural landscape, close to amenities including doctors surgeries, country inns, primary and secondary schools. Manchester and Sheffield within commuter distances.

Agents Note:

This deceptively spacious accommodation will appeal to a variety of buyers, especially those who enjoy gardening and outdoor activities.

Outbuildings provide excellent opportunities for equestrian enthusiasts or additional spaces that can be tailored to suit individual needs. With power, lighting, and water facilities the outbuildings are well-equipped for various purposes.

Three good sized stables with attached two storey barn with hay loft and wooden stable on concrete base.

Additionally, a large double garage with workshop facilities, above which is a large loft space that offers significant potential for conversion to an additional dwelling.

This versatile property could easily accommodate multi- generational living, business workspace, or holiday letting opportunities,

Benstor House

Entrance Porch

A part glazed door leads into the entrance porch which has a stone flag floor and double-glazed windows on each side.

Reception Hall

The large reception hall has parquet wood flooring and part wood-paneled walls, with a staircase leading to the upper floors. Radiator and a large walk-in coat/storage cupboard.

Dining Room

13' x 12' 2" (3.96m x 3.71m)

This cozy dining room features double-glazed windows on the side and front, offering spectacular views of the limestone uplands. The room is enhanced by deep stone sills and a natural limestone fireplace with a sandstone raised hearth and a log-burning stove as the focal point. There are also multiple light points to create a warm ambiance and a radiator.

Kitchen

13' x 7' 7" (3.96m x 2.31m)

The kitchen is equipped with light oak fitted base and wall cabinets, topped with granite-effect work surfaces and tiled

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splashbacks and stainless steel sink. Plumbing for a dishwasher and, space for a fridge/freezer.

Walk-in pantry cupboard with a tiled worktop and pine shelving.

There is a double glazed window to the side and rear, a radiator and Parquet wooden flooring.

Rear Entrance And Utility Room

Door provides access to the driveway. The utility has a ceramic tiled floor and a large double glazed window overlooking garden borders and fields. Plumbing for washing machine, space for large fridge/freezer and radiator.

A sliding door leads to the W.C and wash hand basin. Double glazed window.

Outside water tap.

Sitting Room

21' max x 18' max (6.40m max x 5.49m max)

This spacious sitting room enjoys a dual aspect with large double-glazed picture windows to the front and rear, each with a radiator beneath.

The sitting room features an impressive sandstone fireplace with a high stone mantle and broad arched recess.

Completed with a raised hearth and a Clearview log-burning stove.

House Landing

The staircase from the main reception hall leads to a half-landing where stairs divide to the upper gallery landing, featuring a double-glazed picture window with views of the adjoining farmland which is included within the sale.

House Bath And Shower Room

12' x 9' 7" (3.66m x 2.92m)

A suite including a bath, W.C, and wash basin and a separate shower enclosure. The floor and walls are tiled in the Shower Room. There are spotlights, an extractor fan and a rear double glazed window overlooking the fields.

There is a large double door linen/store cupboard. Radiator.

House loft/roof space is accessible via ceiling hatch/ladder.

Bedroom One

13' x 12' (3.96m x 3.66m)

A spacious bedroom with beamed ceiling and double-glazed windows with spectacular views over the gardens to the front and of the limestone uplands. Radiator.

Bedroom Two

8' 10" x 6' (2.69m x 1.83m)

Double-glazed windows with spectacular views over the gardens to the front and of the limestone uplands. Built-in double door storage cupboard and a radiator.

Bedroom Three

12' x 13' (3.66m x 3.96m)

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Also large double glazed window with views of both the limestone uplands and the gardens. It includes a built-in double door wardrobe with hanging space, beamed ceiling, and a radiator.

Bedroom Four

There are built-in wardrobes, ceiling beams and a double glazed window to the rear and views over the fields. Radiator.

Benstor Cottage

Cottage Sitting Room

14' 8" x 13' 11" (4.47m x 4.24m)

This charming cottage sitting room has large double-glazed picture window at the front, offering delightful garden views. An ornamental limestone and sandstone fireplace with an electric fire is the focal point complemented by Wattle and Daub-style walls, heavily beamed ceilings, and an open stairway to the first floor. Additional features include multiple light points and an electric storage heater.

Kitchen

10' 4" max x 6' max (3.15m max x 1.83m max)

The kitchen is designed in a country style with cream wall cabinets work surfaces, and a stainless steel sink. It includes space for an electric cooker and a fridge. Rear-facing double-glazed window, an extractor fan.

Rear Entrance Lobby

With ceramic tiled floor, a rear entrance door, Cylinder airing / storage cupboard.

Front Entrance Lobby

With ceramic tile floor, and half-paneled walls and beamed ceiling.

Cottage Snug

16' max x 8' max (4.88m max x 2.44m max)

There are delightful garden views with a double glazed window. An ornamental timber and sandstone fireplace with space for an electric fire. Beamed ceiling and wall points. Electric storage heater.

Cottage Landing

The first floor includes a gallery landing with access to the roof space

Cottage Bedroom One (5)

10' 6" x 6' 10" (3.20m x 2.08m)

Large double-glazed window overlooking the gardens. A walk-in double wardrobe has hanging space and shelves, along with an over-stairs storage cupboard. A beamed ceiling, and an electric storage heater.

Cottage Bedroom Two (6)

9' x 8' 7" (2.74m x 2.62m)

Double-glazed window to the rear with field views, a built-in double door wardrobe, ceiling beams, a wall light point, and an electric storage heater.

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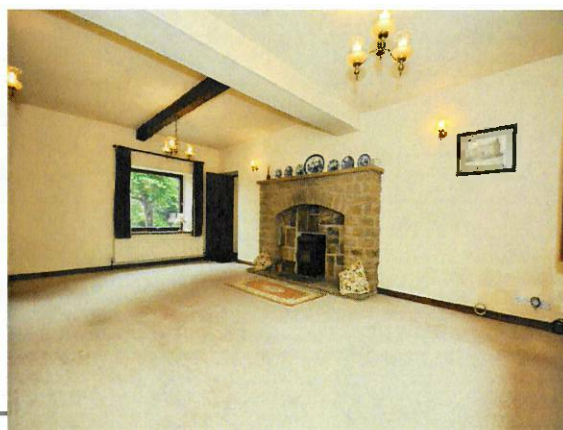
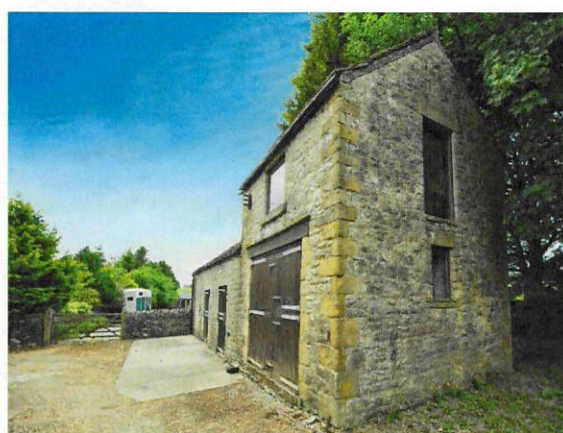
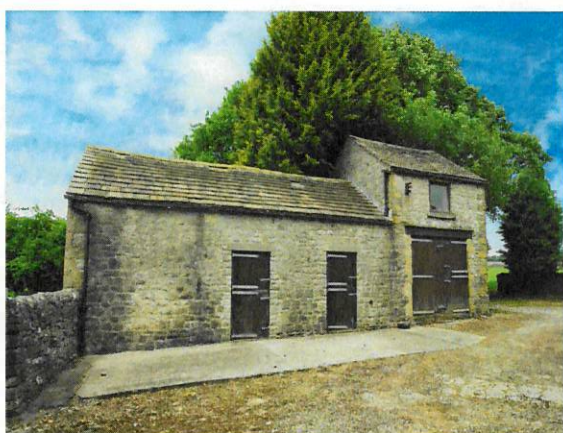
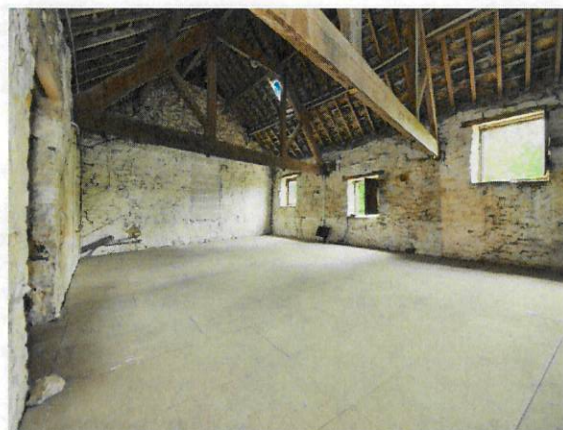
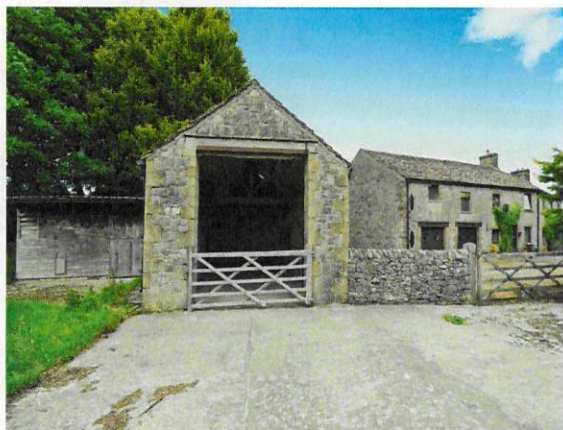
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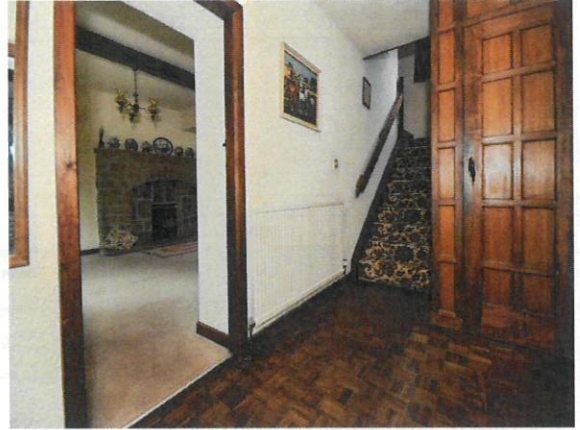
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>> floor plan



>> approval

Signature		Date
Mark Bramall		
Ms S.A. Baroudi		