



New Road, Buxton, SK17 0HF.  
£1,600,000

Whittaker & Biggs Est. 1930



# New Road, Buxton, SK17 0HF.

An extremely rare and exciting opportunity to purchase Cawlow Farm, this incredible Grade II listed farmhouse, (circa 1860) and two Grade II listed barns are located in the spectacular Peak National Park.

The two barns have been elegantly converted with full planning approval for holiday lets, with barn one able to accommodate seven guests and barn two, five guests. The holiday lets have been a very successful business over the years, with guests enjoying activities and attractions that the Peak National Park has to offer.

The main house and barns are nestled within approximately 1.1 acres of mature gardens, with uninterrupted views of the surrounding countryside. The properties have been within the vendors family for four generations and the attention to detail in maintaining and restoring these incredible structures over the years is a pleasure to see.

Character and charm are in abundance, with the main dwelling have a pyramidal slate roof, three incredible ashlar chimney stacks, sash windows and quoins. This substantial family home has five bedrooms, two formal reception rooms, 17ft dining kitchen, ensuite bathroom, utility, cloakroom and cellar.

You're welcomed into the property via the hallway, with access to the cellar and first floor. The living room has feature fireplace and office room off. The substantial dining room has space to accommodate a family sized dining table and chairs, an original open fireplace and original shutters within the sash windows.

Within the dining kitchen is a good range of fitted units to the base and eye level, quartz work surfaces, Neff five ring stainless steel gas hob, Neff integral grill and fan assisted oven, dishwasher, cast iron fireplace with an open fire, wood beams and porch.

Located from the dining kitchen is a utility room, with a range of fitted units, plumbing and space for a washing machine/dryer and space for a free standing fridge/freezer. A newly fitted cloakroom with WC and boiler room, housing a floor mounted oil fired central heating boiler.

To the first floor is a spacious landing with sash window to the frontage. Five impressive bedrooms, with bedroom two incorporating an ensuite bathroom and the family bathroom suite has also been newly fitted.

Barn One is accessed via the dining kitchen, with ample room for a dining table and chairs, a good range of fitted units, dishwasher, washing machine and gas cooker. An inner hallway provides access to a ground floor bathroom and the living room has a feature electric fire and wood beams. To the first floor are three bedrooms and a bathroom.

Barn Two is accessed via the dining kitchen, with room for a table and chairs, fitted units, gas cooker, washing machine and dishwasher. The living room has feature gas fire and beams. To the first floor are two bedrooms and a bathroom suite.

The properties have substantial parking for a number of vehicles with a hardcore driveway, gardens to the front/side/rear with mature plants, shrubs, trees, stone walled boundary, stone archway, gated access and concrete sectional garage.

A viewing is highly recommended to appreciate the size, location, views, character/charm and business opportunity.

NOTE: Utilities:

Farmhouse Drainage - Septic Tank

Heating - Oil Fired

Water - Mains

Gas- LPG

Barns 1 & 2 Drainage - Septic Tank (Both barns share a septic tank, this tank is separate from the farmhouse).

Heating - Electric storage heating and panel heaters.

Water - Mains (Water meter, shared meter from the farmhouse).

Electric - Both barns through the same meter but separate from the Farmhouse.

Furnishings Available for purchase under separate negotiation.





### Entrance Hallway

Wood door with glazed window above, radiator, staircase to the first floor, access to cellar, storage room off.

### Living Room 14' 9" x 15' 10" (4.49m x 4.82m)

Sash wood window to the front elevation with wood shutters, two radiators, stone fireplace, tiled hearth with open fire, shelving for television, double doors to the Office Room.

### Office Room 8' 10" x 5' 10" (2.68m x 1.79m)

Radiator.

### Dining Room 15' 10" x 13' 0" (4.83m x 3.97m)

Two radiators, sash wood window to the front elevation with wood shutters, sash wood window to the side elevation, storage cupboard, original open fireplace, cast iron surround, feature tiles.

### Breakfast Kitchen 15' 8" x 17' 10" (4.78m x 5.43m)

Two radiators, range of units to the base and eye level, five ring Neff gas hob with extractor above, quartz worksurfaces, Franke sink with mixer tap, plumbing for dishwasher, built in Neff fan assisted oven/grill, sash wood window to the rear and side elevation, open cast iron fireplace with decorative wood surround, tiled hearth, wood beams.

### Entrance Porch

Wood door to the side elevation, radiator.

### Utility 11' 5" x 10' 2" (3.47m x 3.09m)

Range of fitted units to the base and eye level, stainless steel sink unit with drainer, plumbing for washing machine, space for dryer, space for freestanding fridge/freezer, radiator, partly tiled, wood sash window to the rear elevation.

### Cloakroom 8' 10" x 5' 11" (2.68m x 1.80m)

Radiator, pedestal wash hand basin, lower level WC, partly tiled, wood sash window to the rear elevation, shutters radiator.

### Boiler Room

Floor standing Trianco boiler.

### Cellar

Window to the side elevation, light connected, natural spring.

### First Floor

#### Landing

Three radiators, wood sash window to the front elevation, plantation shutter.

#### Bedroom One 15' 11" x 13' 0" (4.85m x 3.96m)

Three radiators, built in wardrobes, overhead storage, bedside tables, dressing table, wood sash window to the side and front elevation with plantation shutter.

#### Bedroom Two 14' 4" x 14' 8" (4.38m x 4.48m)

Wood sash window to the front elevation, shutters, two radiators, original feature fireplace with marble effect mantle, cast iron surround.

#### Ensuite Bathroom 5' 0" x 7' 11" (1.52m x 2.42m)

Panelled bath with shower attachment, pedestal wash hand basin, lower level WC, radiator, partly tiled, shower screen, extractor fan.

#### Bedroom Three 8' 8" x 15' 7" (2.65m x 4.75m)

Sash wood window to the rear elevation, radiator, built in wardrobes, overhead storage, bedside table.

#### Bedroom Four 8' 11" x 12' 0" (2.71m x 3.66m)

Sash wood window to the rear elevation, radiator, built in wardrobes, overhead storage, bedside table.

#### Bedroom Five 10' 3" x 12' 5" (3.13m x 3.78m)

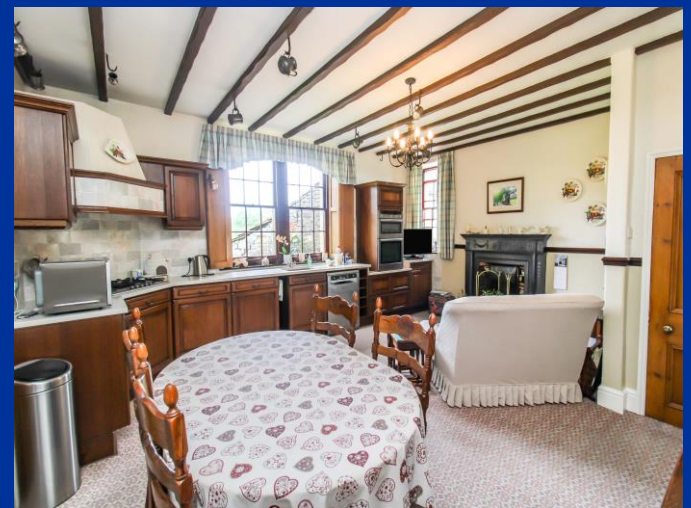
Wood sash window to the rear elevation, radiator, built in wardrobes, dressing table, bedside table, pedestal wash hand basin.

#### Bathroom 15' 9" x 8' 10" (4.79m x 2.68m) (Maximum Measurement)

Wood sash window to the rear elevation with plantation shutter, radiator, traditional style wash hand basin with chrome washstand, lower level WC, wall mounted freestanding bath, shower enclosure with integral chrome fitment, airing cupboard housing immersion heated tank, tiled.

#### Externally

Externally to the front is laid to patio, area laid to lawn, various mature plants, trees and shrubs. Walled and fenced boundaries, wild garden, storage shed.





Note:

Council Tax Band: F

EPC Rating: N/A

Tenure: Believed to be Freehold

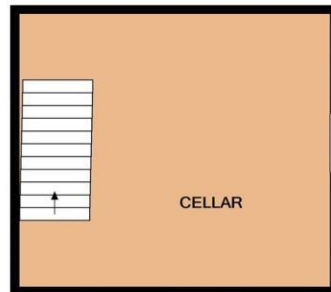




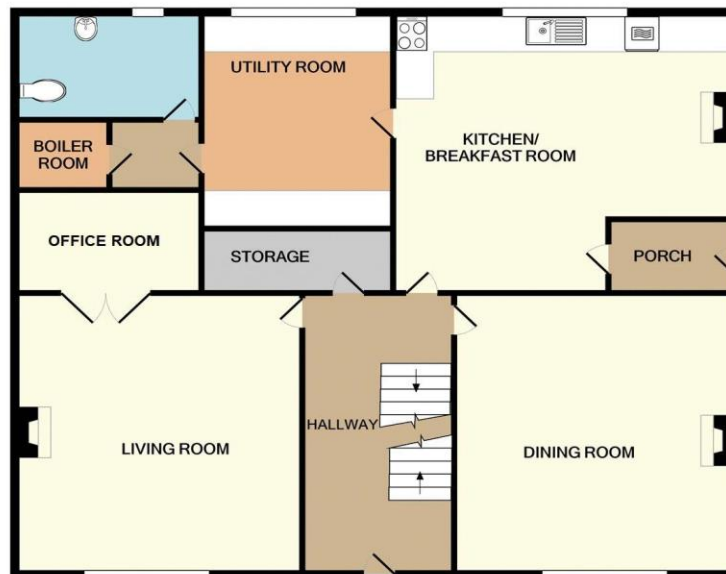








BASEMENT LEVEL  
APPROX. FLOOR  
AREA 266 SQ.FT.  
(24.7 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1200 SQ.FT.  
(111.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1200 SQ.FT.  
(111.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2666 SQ.FT. (247.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Directions

From our Derby Street, Leek offices proceed out of the town on the A523 Ashbourne Road, following this road for approximately 4 miles and upon reaching Bottomhouse crossroads turn left opposite what was the Green Man public house into the B5053 signposted Onecote. Follow this road passing through the village of Onecote and through the village of Warslow (approximately 5.5 miles). After passing through the village of Warslow take the second turning right into the B5034 signposted Hulme End. Follow this road for approximately ½ mile where Cawlow Farm is situated on the right hand side.

## Situation

Hulme End is a small hamlet in Staffordshire beside the river Manifold, located in the stunning Peak District National Park providing an extensive network of public footpaths and long distance trails, over 1,800 miles plus of cycling, rock climbing and caving routes. Characterised by rolling green hills and ancient dry stone walls.

Situated approximately 10 miles north of Ashbourne, Hulme End is within close proximity to Hartington, 8 miles to Buxton, 13 miles to Leek and lies close to the Derbyshire border.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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