

Beresford Hall Estate

Beresford Dale, Near Hartington, Peak District National Park, SK17 0HQ

John
German







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Guide Price £2,250,000

The heart of the former Beresford Hall Estate with House, converted Tower, site of historic Beresford Hall, standing above the river Dove with about 22 acres in this beautiful landscape about 1 ½ miles from the Derbyshire village of Hartington.

Location

The property is situated in Beresford Dale, on the banks of the river Dove on the Staffordshire/Derbyshire border, within beautiful countryside enjoying enticing views of the Peak District. Hartington is about 1 ½ miles where there are a good range of local services. Leek is about 10 miles, Ashbourne about 11 miles and Buxton is about 12 miles. Derby (25m), Sheffield (29m) Nottingham (37m) and Manchester (42) are all within commuting distance. Manchester airport is 32 miles.

Beresford House

Approached via the main drive or from its secondary drive off Beresford Lane, the House stands in a superb south facing position with striking views towards Narrowdale. The accommodation includes two principal reception rooms, breakfast kitchen with pantry, four bedrooms, two bathrooms, one being ensuite. The garden room overlooks the main garden which is beautifully laid out to the south and extends around the west side overlooking its own field below of nearly 4 acres.

There are a good range of buildings set around the courtyard providing large double garage and workshop (9.8 x 7.2 metres), stores, wc, boiler room and open fronted canopy ideal for outdoor eating and relaxing.

Adjoining the garden is a building (9.5 x 9.3 metres) with indoor swimming pool all of which is in need of work to restore to working condition.

The Tower

Standing on a rocky prominence high above the River Dove, within the grounds of the former Hall, the Tower enjoys fine views particularly from its roof terrace. The Tower was listed in 1985 and has been skilfully restored by the current owner to provide a wonderful escape and a special place for guests but equally suitable as a home. Spread over four floors there is a kitchen/dining room with wood burner, sitting room with open fire, bedroom and bathroom and its own Tower garden.

Site of Beresford Hall

A stone west-facing manor house was built probably in the 16th century, and a south-facing wing was added in the mid-17th century, likely by Charles Cotton senior. These buildings, particularly the older west-facing wing, were in a poor state of repair by the early 19th century, and were understood to be demolished in 1858 by A J Beresford-Hope, who intended to rebuild the Hall.

The possibility to recreate a magnificent new Hall may still exist under the National Planning Policy Framework 2021 (NPPF) where under paragraph 80 (e)

“(e) the design is of exceptional quality, in that it:

- is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and

- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area”

Prospective purchasers are recommended to take further specialist advice to consider this possibility.

Other buildings

Besides those around the house, there is an agricultural building (12 x 5.6 metres) for stock or fodder storage and an Artist studio (8.7 x 5.5 metres) within the wooded area.

General Information

Freehold with registered title.

Rights of way

There are various rights over the property and further information is available on request. The property is sold subject to and with the benefit of all such rights and other matters whether mentioned in these details or not.

Please note the Fishing House and rights on the river Dove are not included in the sale being in 3rd party ownership having been separated from this property for many years.

Services

There is mains electricity with private water and drainage systems serving both houses. None of these have been tested.

Listed Building and Planning

The Tower, Entrance pillars and gates at Mill Lane, Stone bench near Charles Cotton's Fishing hut and "Term" on the approach to the Tower are all Grade II listed. The Fishing Hut is also listed but lies outside of the property ownership.

The whole property lies within the Peak District National Park and they are the responsible authority for planning proposals. The part of the site which is mostly covered with trees is designated as an SSSI and Protected tree status.

Directions

The property is most conveniently accessed from Hartington via Mill Lane (the B5054 from Hartington towards Hulme End) and then via the shared private road, using the main entrance with stone pillars and gates. The nearest postcode for this location, known as Raikes, is SK17 0HJ.

Follow the tarmac, shared, private road through parkland for about ¼ of a mile. Continue over a cattle grid and then turn right through a wooded area, by the site of the former Hall, and over a second cattle grid between stone pillars. The drive forks left to the Tower and straight on for Beresford House where you bear right to the garage and courtyard at the rear of the house.

Viewing strictly by appointment through John German Ashbourne office 01335 340730.





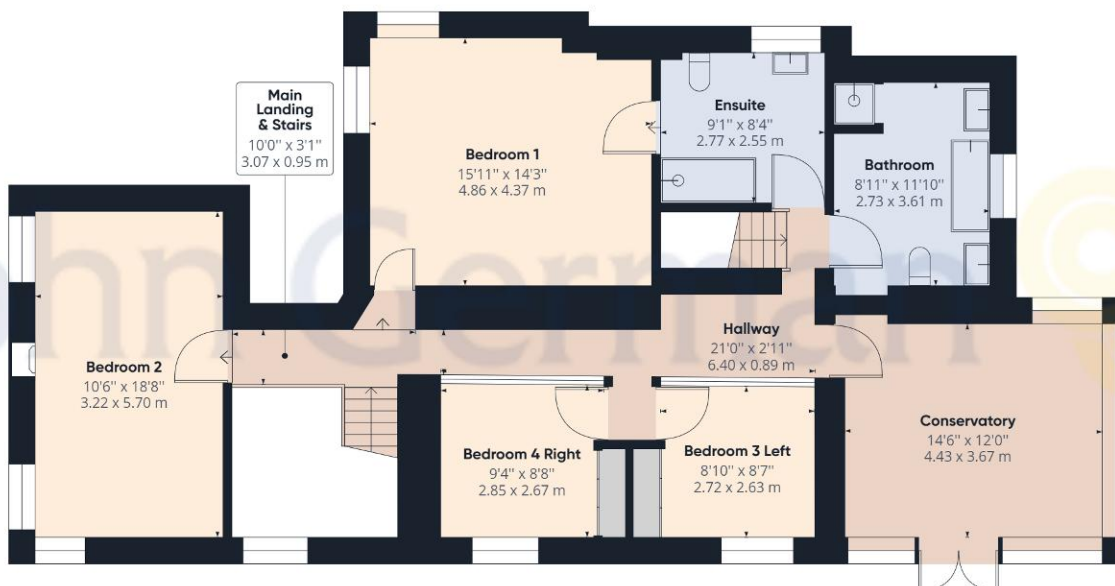


Ground Floor Building 1

Approximate total area⁽¹⁾

2062.37 ft²

191.60 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

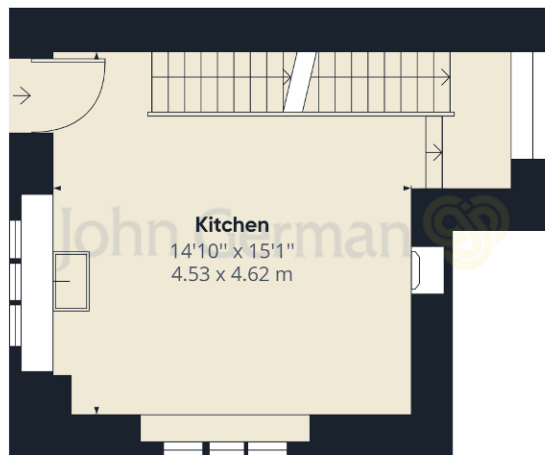
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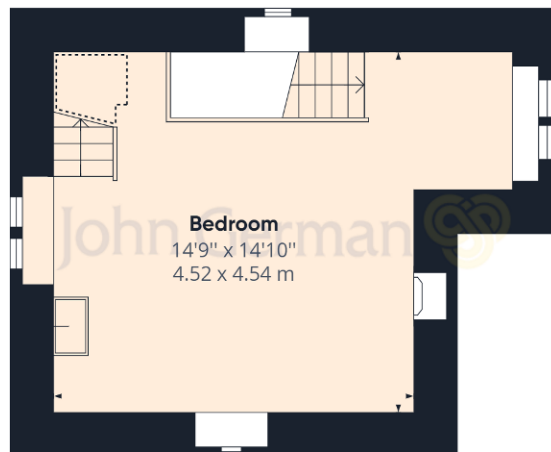
Ground Floor Building 1



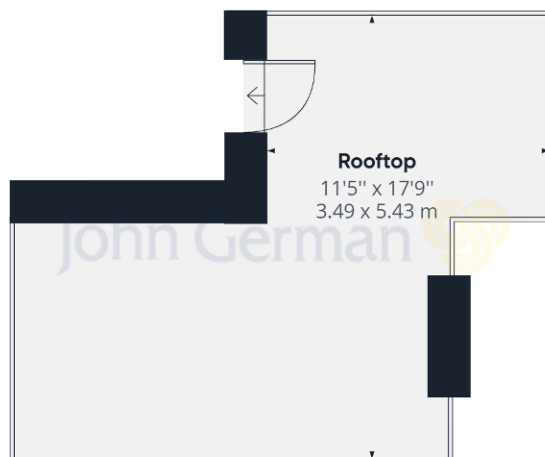
Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 4 Building 1

Approximate total area⁽¹⁾

963.86 ft²

89.55 m²

Reduced headroom

14.02 ft²

1.30 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

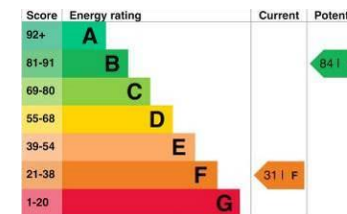
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

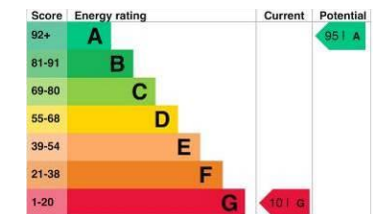
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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Beresford House



Beresford Tower



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