

# Beresford Dale

Near Hartington, Peak District National Park

John German







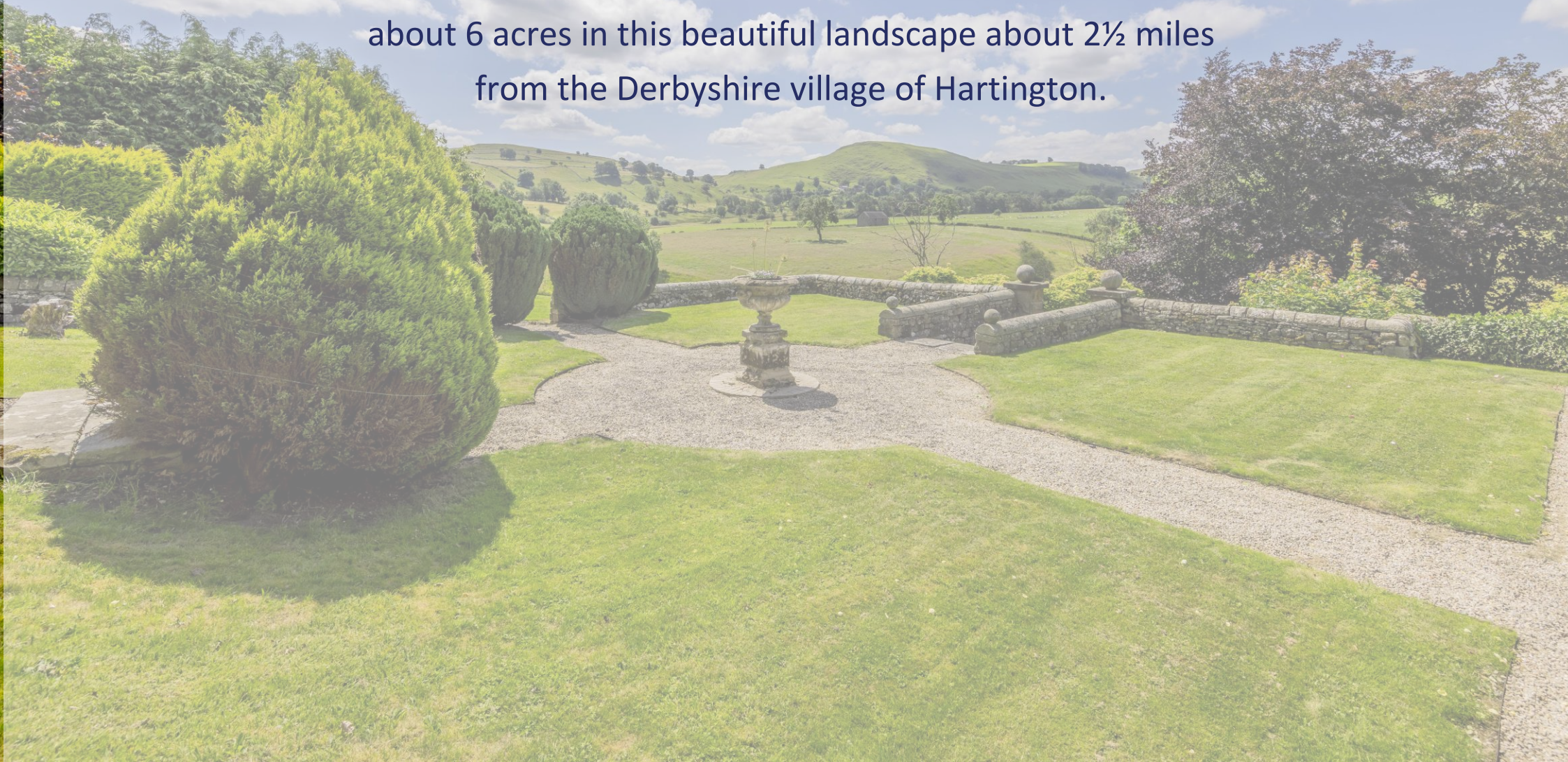


# Beresford House

Beresford Lane, Hulme End, Buxton, SK17 0HQ

Guide Price £1,350,000

Detached period house standing above the river Dove with about 6 acres in this beautiful landscape about 2½ 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. Hulme is about 1½ miles, Hartington about 2½ miles where there are a good range of local services. Leek is about 11 miles, Ashbourne about 10 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 Beresford Lane through electrically controlled entrance gates, 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) which has previously been considered as a self contained annexe. There are also 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.

### General Information

Freehold with registered title including other land which is not part of this sale, but may be available by separate negotiation. See our website or request details re Beresford Hall Estate.

The property is sold subject to and with the benefit of all such rights and other matters whether mentioned in these details or not.

The purchaser will be required to erect fences, as agreeable between the parties, to denote the sections of unmarked boundaries between points A-B-C as identified in the plan at the rear of these details.

### Services

There is mains electricity with private water and drainage systems. None of these have been tested. The purchaser will be required to install their own independent water supply within 12 months of completion.

### Planning

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

### Directions

Purely for the purposes of viewing only, the house is most conveniently accessed from Hartington via Mill Lane (the B5054 from Hartington towards Hulme End) and then via the private road using the main entrance, with stone pillars and gates, of Beresford Hall Estate. The nearest postcode for this location, known as Raikes, is SK17 0HJ.

Follow the tarmac private road through parkland for about ¾ of a mile. Continue over a cattle grid and then turn right through a wooded area and over a second cattle grid between stone pillars. Continue straight on for Beresford House where you bear right to the garage and courtyard at the rear of the house.

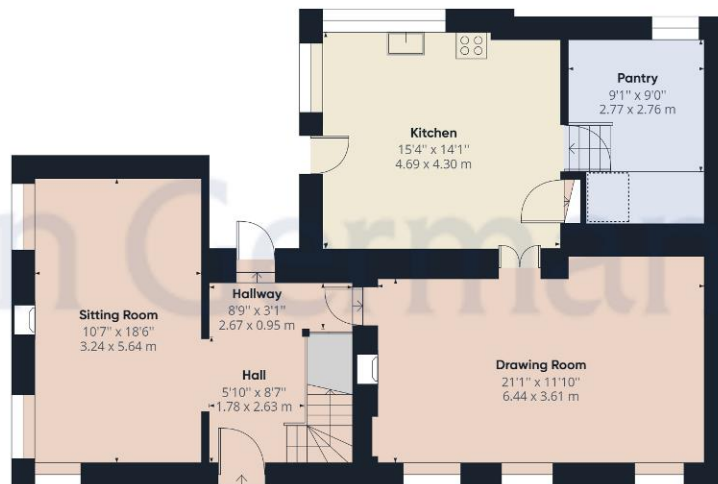
Viewing strictly by appointment through John German Ashbourne office 01335 340730.









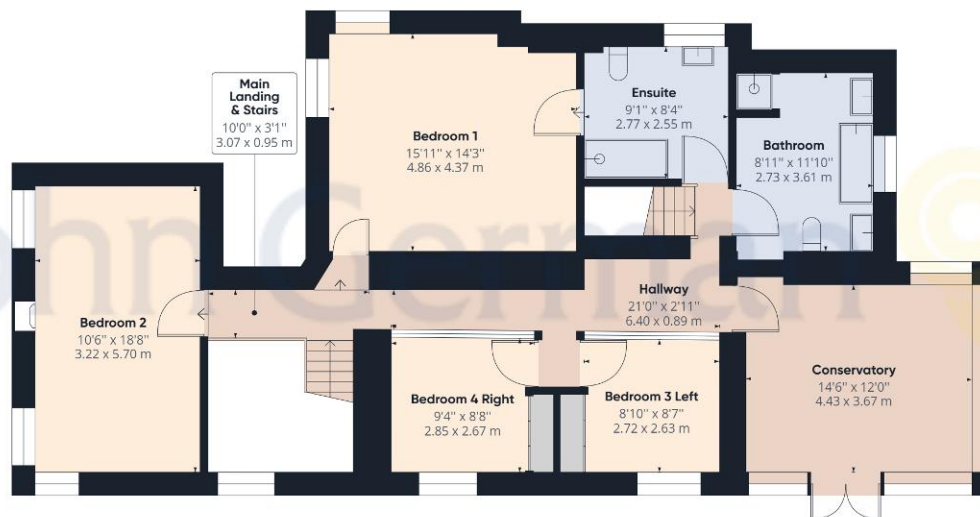


Ground Floor Building 1

Approximate total area<sup>(1)</sup>

2062.37 ft<sup>2</sup>

191.60 m<sup>2</sup>



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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### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31   F	
1-20	G		

John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



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