

# Wheeldon Tree Farm

Earl Sterndale, Buxton, SK17 0AA

John  
German







## Wheeldon Tree Farm

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£2,250,000

Award-winning Peak District holiday retreat offering 10 luxury cottages on 12.48 acres.  
Annual gross turnover including VAT of approx. £300,000 in significant recent investment  
with stunning valley views, games room and excellent guest facilities.

Wheeldon Tree Farm presents a unique investment opportunity comprising ten luxury holiday cottages set within approximately 12.48 acres of prime Peak District countryside. Situated in one of the region's most picturesque valleys, this Award-winning holiday retreat enjoys exceptional views and direct access to iconic walking destinations, including Chrome Hill and Parkhouse Hill, directly accessible from the cottages' front doors. The property currently achieves an impressive annual gross turnover in the region of £300,000 (including VAT), reflecting a strong and established reputation, resulting in being a TripAdvisor Travellers' Choice Award winner.

The current owners have undertaken substantial investment and comprehensive renovations, with five of the cottages having been fully refurbished to include new kitchens, bathrooms, flooring, and decoration, ensuring the property is maintained to a very high standard. Facilities on-site include a games room with kitchen and toilet facilities, laundry area, children's play area, and a dedicated dog run, catering for a diverse range of guests. Each cottage benefits from its own private patio area, further enhancing guest appeal and enjoyment. The sale includes the goodwill of the established business, including all fixtures and fittings, allowing new owners straight forward transition. Currently serviced by fast mobile broadband, the property also benefits from potential for fibre connectivity, with a terminal conveniently located close to the driveway. Wheeldon Tree Farm is ideal for those seeking an established, profitable holiday letting business within the renowned Peak District National Park.

**The Farmhouse** is a beautifully presented period stone property, retaining numerous original features including flagstone floors, shuttered window reveals, exposed timbers and brickwork, brick and stone fireplaces with log burners, and deep windowsills.

Entering through the reception hall, with its attractive staircase and original flagstone flooring, there is a charming sitting room featuring a brick fireplace with inset stove, recessed display shelves, and shuttered stone mullion window. Opposite is an elegant living room with flagstone flooring, stone fireplace housing a wood burner on a raised hearth, original fitted cupboards and shelving, and shuttered stone mullion window.

A rear hall provides access to a stylish cloakroom with painted panel wainscot, integrated WC, wash basin on a chrome stand, and attractive brick mullion detailing. Adjoining this is a cosy reading room with stone flag flooring and rear access. The spacious farmhouse-style dining kitchen is well-equipped with granite worktops, extensive cabinetry, integrated dishwasher, waste disposal, and a Stoves range cooker set within a brick chimney recess. Off the kitchen is a practical pantry/utility room.

Upstairs, the attractive landing with exposed timbers leads to a characterful master bedroom featuring a vaulted ceiling with exposed trusses, built-in wardrobes, and a luxury en-suite shower room. There are two further double bedrooms, both with high vaulted ceilings, served by a stunning family bathroom fitted with a slipper bath, separate shower enclosure, integrated WC, and wash basin on chrome stand, complemented by tiled walls and flooring.

Adjoining the farmhouse is Walkers Rest, a self-contained one-bedroom cottage which can easily be reconnected to the main property via an existing doorway (currently sealed) accessed from the side passage, creating potential for use as an annex. Please refer to the floorplan for clarity.

**Walkers Rest** features an entrance hall with vaulted ceiling, tiled flooring, and loft storage above. The kitchen/living area offers a vaulted ceiling with exposed roof truss, feature exposed stone wall, tiled floors, period-style fireplace, fitted kitchen units with stainless steel sink, electric hob, oven, extractor hood, plumbing for dishwasher, additional appliance spaces, and French doors opening onto a front patio. The cottage has a double bedroom with vaulted ceiling, Velux window, and direct garden access. Its bathroom includes a bath with shower attachment, separate tiled shower enclosure, vanity wash basin, WC, heated towel rail, and tiled walls and flooring. To the rear, two storage areas provide access to plant rooms housing the ground source heat pump system.

Adjacent to Walkers Rest stands The Long Room, a detached building serving as a communal space for residents, including a large dining/games room, fitted kitchen area, and separate cloakroom with WC.

Across from The Farmhouse are eight further cottages, each offering varied accommodation, comprising: Critchlow Cottage – Living dining kitchen, two bedrooms and a shower room.

**Elliott Cottage** - Living dining kitchen, two bedrooms and a shower room.

**Lomas Cottage** - Living dining kitchen, two bedrooms and a bathroom.

**Mycock Cottage** - Living dining kitchen, two bedrooms and a shower room.

**Nadin Cottage** – Ground floor bedrooms and bathroom, first floor living dining kitchen, and a second-floor mezzanine bedroom.

**Ollerenshaw Cottage** - Living dining kitchen, one bedroom and a bathroom.

**Priestley Cottage** - Living dining kitchen, two bedrooms and a shower room.

**Sheldon Cottage** – Living dining kitchen, Bedroom with ensuite shower, second bedroom and a large wet room.

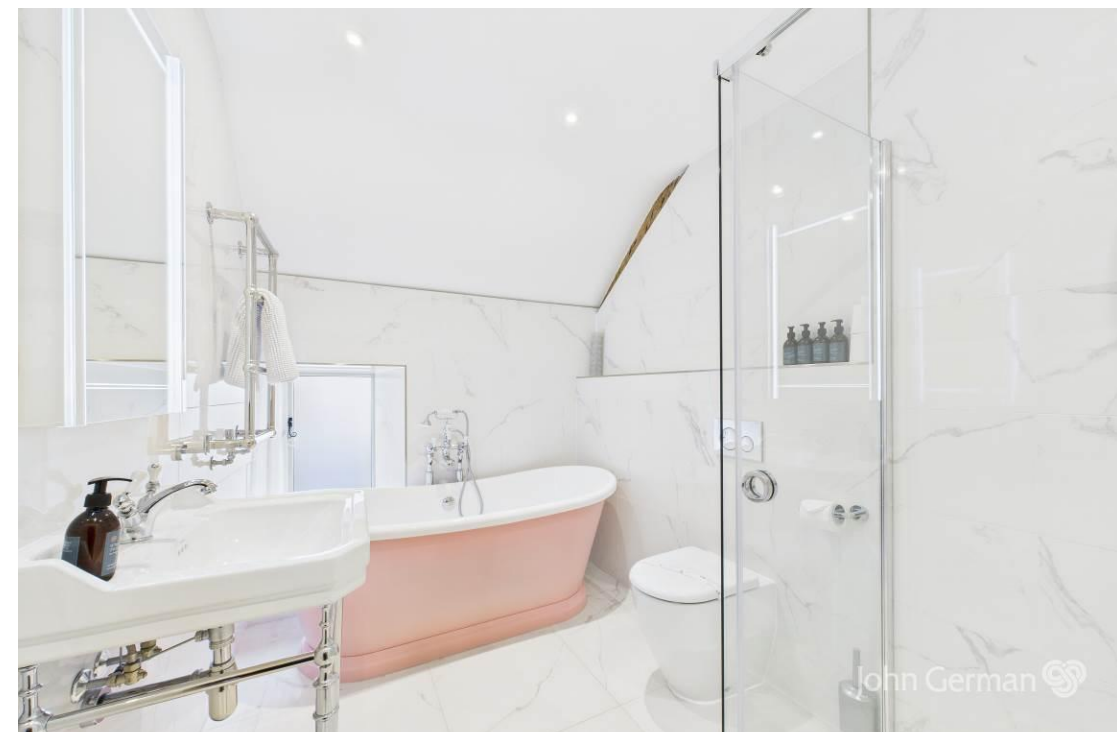
Additionally, there is a double garage providing excellent storage options, with an attached laundry room and first-floor attic store. The property also benefits from a detached timber-built office, ideal for administration or guest management purposes.

What3words: please.urgent.dated

**Note:** A planning application for a change of use would be required for those wishing to live in the farmhouse and run the holiday cottages from on-site.



The Farmhouse





The Farmhouse





Mycock Cottage





Nadin Cottage



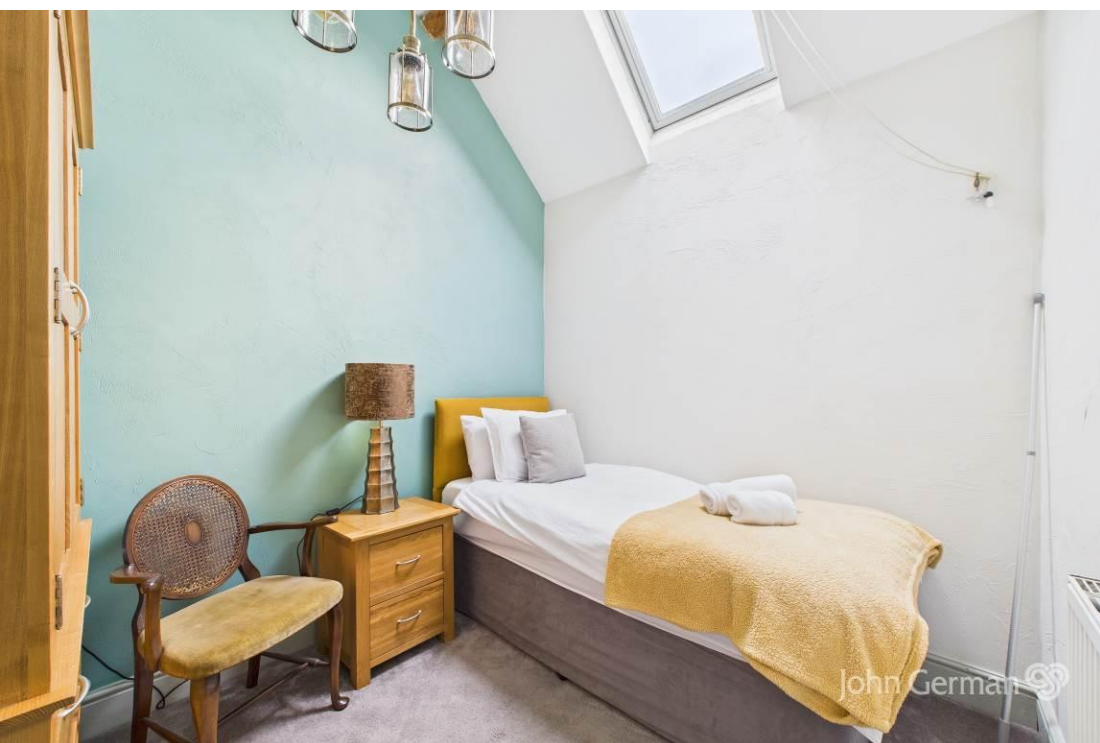


Ollerenshaw Cottage



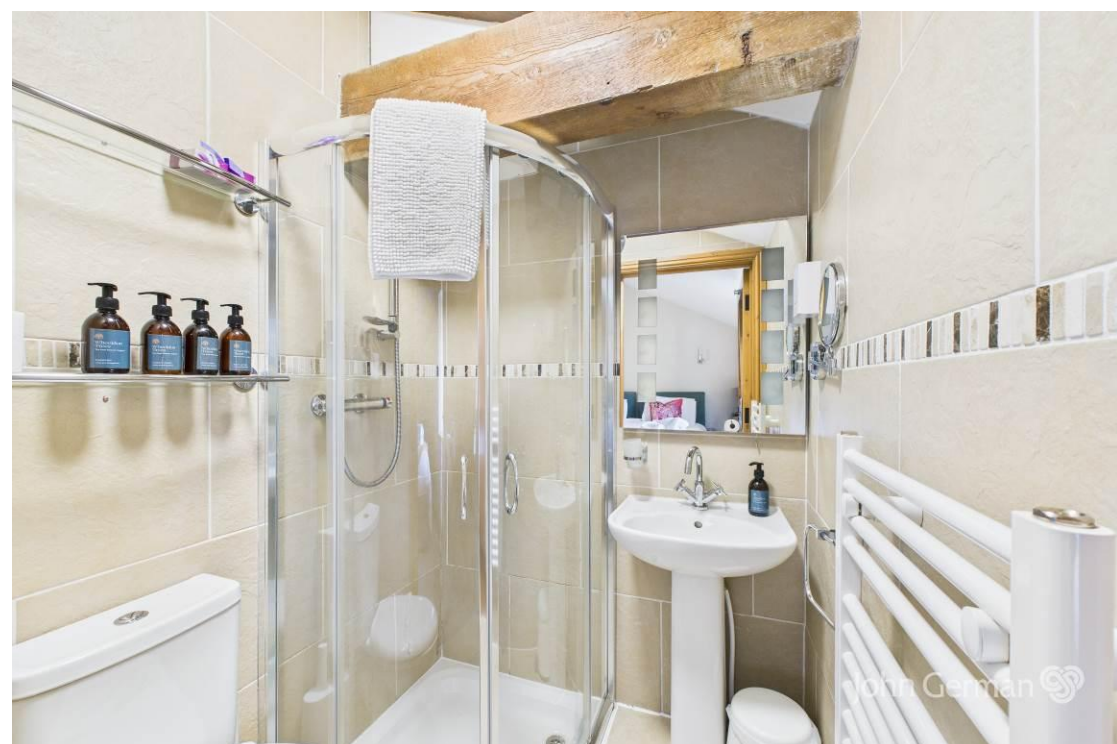


Priestley Cottage



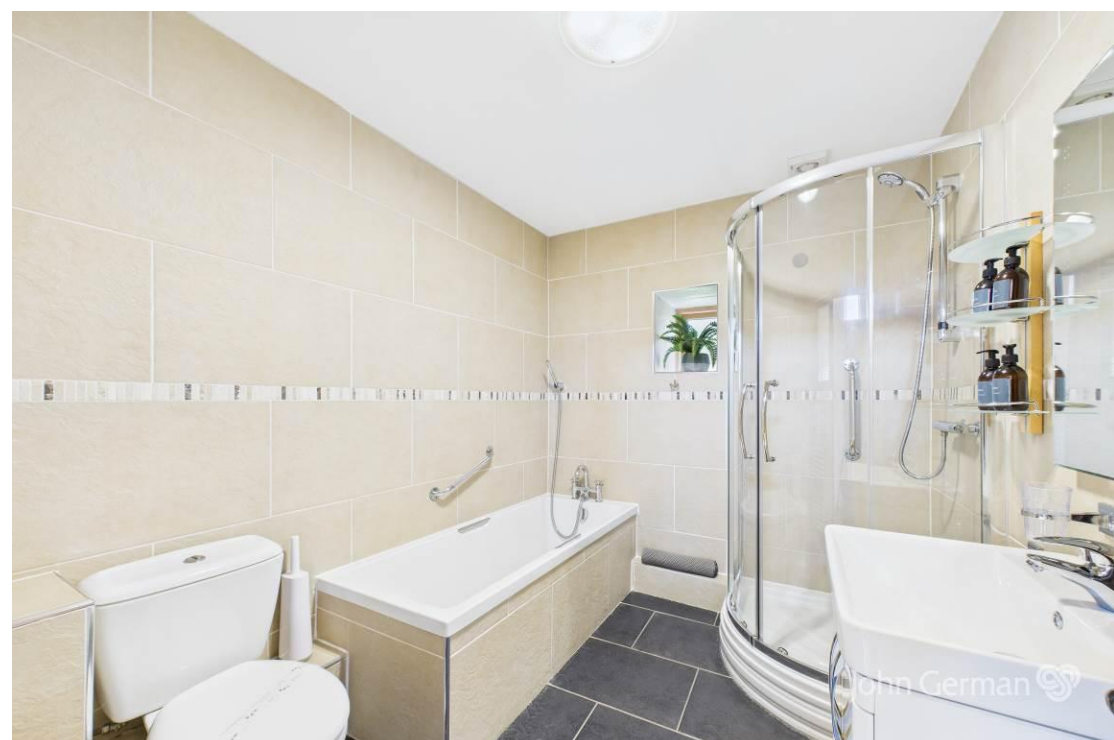


Sheldon Cottage





Walkers Rest





Communal facilities

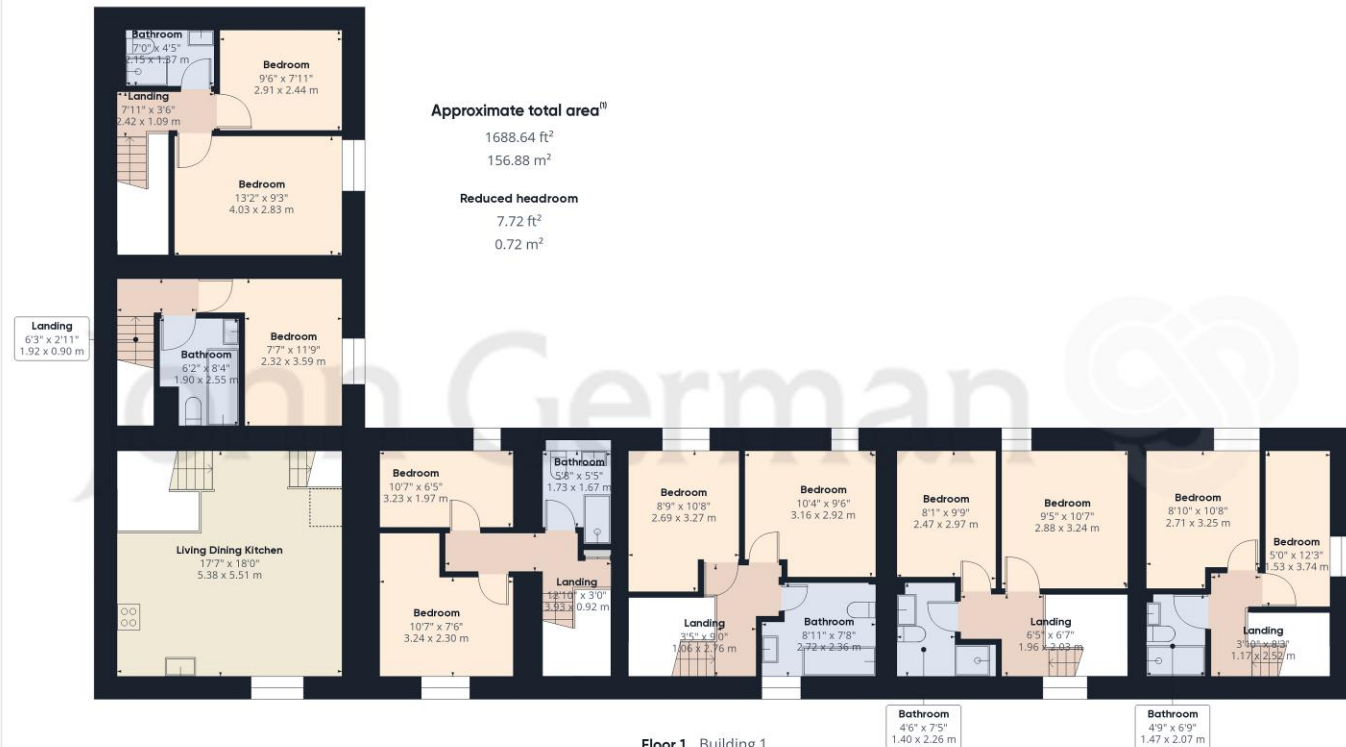




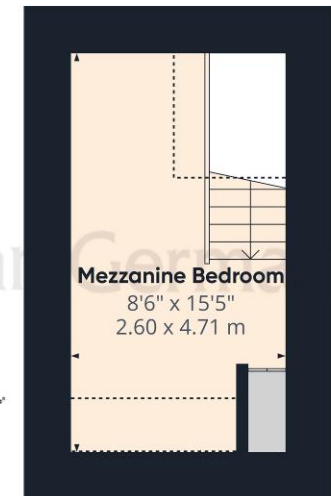




Ground Floor Building 1



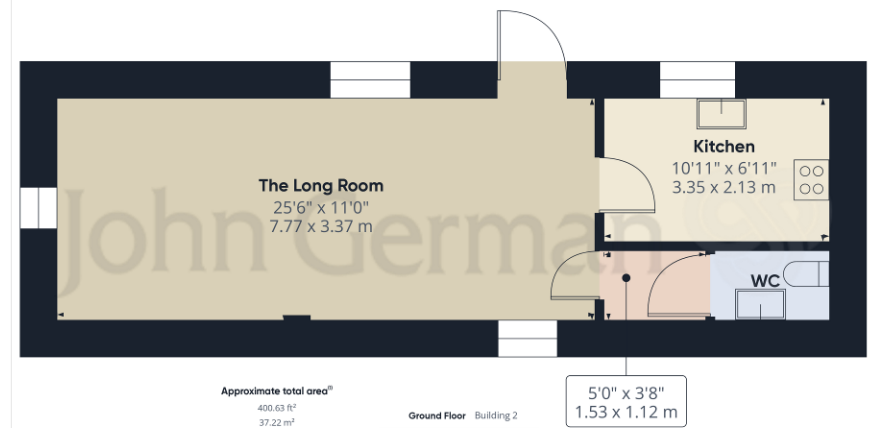
Floor 1 Building 1



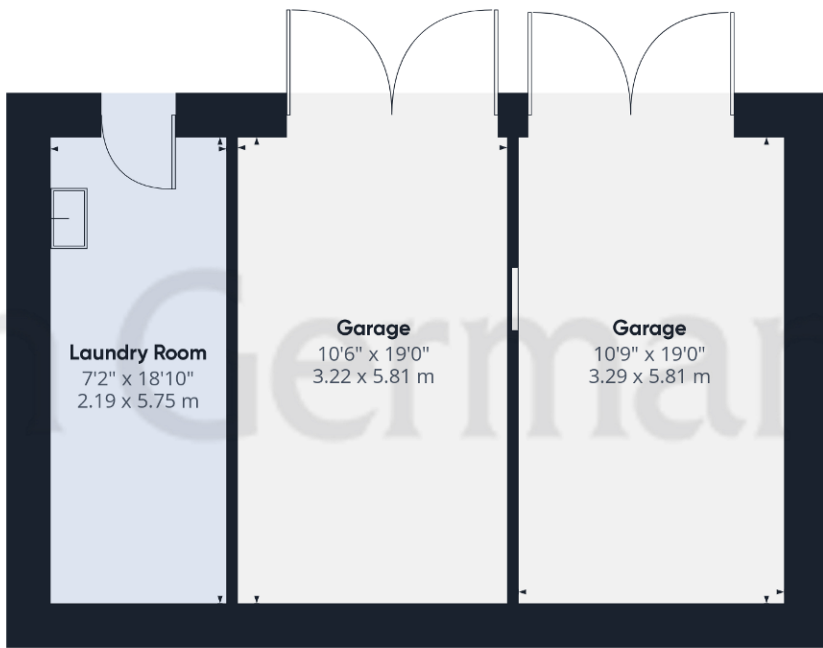
Floor 2 Building 1



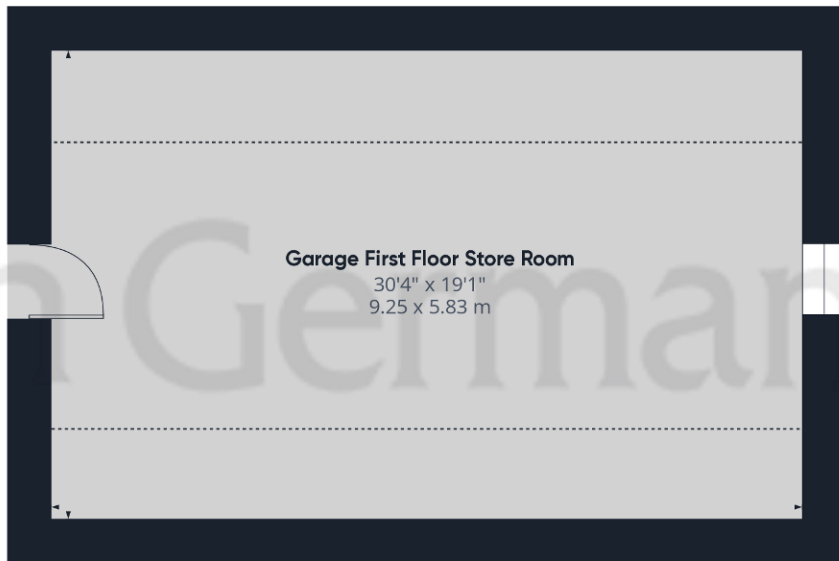
Ground Floor Building 3



Floor 1 Building 3



Ground Floor Building 4



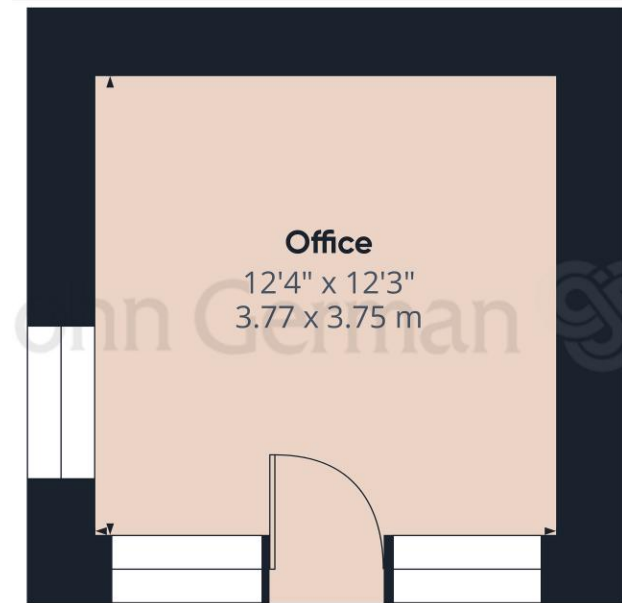
Floor 1 Building 4

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

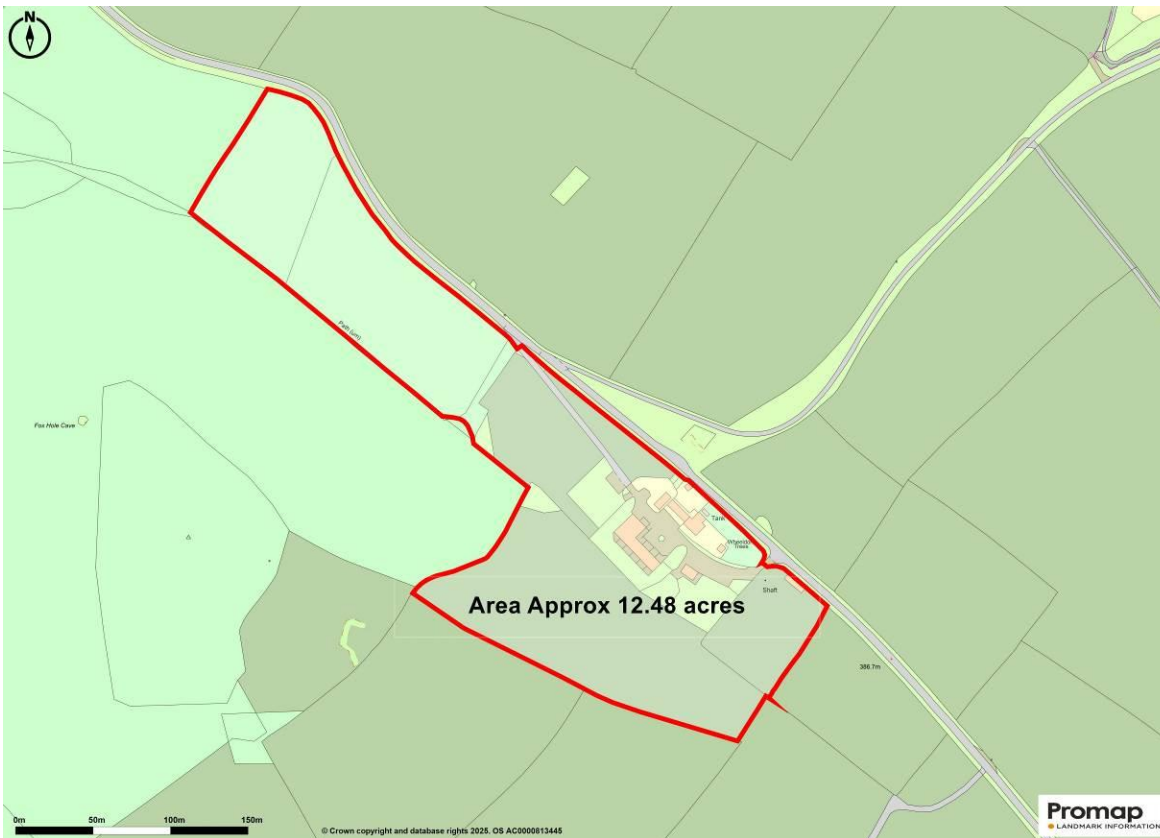
1131.61 ft<sup>2</sup>  
105.13 m<sup>2</sup>

**Reduced headroom**

218.73 ft<sup>2</sup>  
20.32 m<sup>2</sup>



Ground Floor Building 5



**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Stone farmhouse & holiday cottages

**Parking:** Off street

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Treatment plant

**Heating:** Ground source heat pump. LPG for Farmhouse cooker

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/ Tax Band:** Derbyshire Dales District Council / Tax Band

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JG A/31032025

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### Agents' Notes

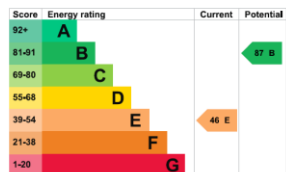
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### Referral Fees

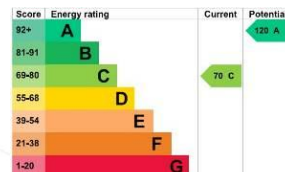
**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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.

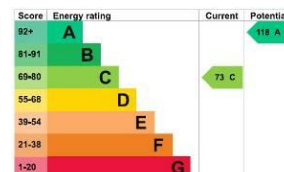
**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



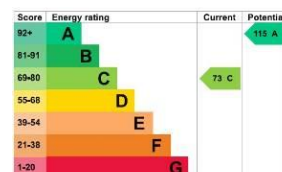
The Farmhouse



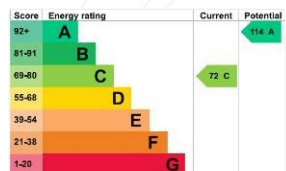
Critchlow Cottage



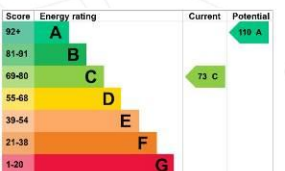
Elliot Cottage



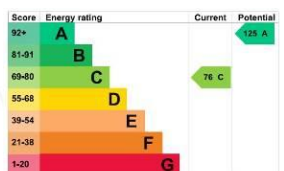
Lomas Cottage



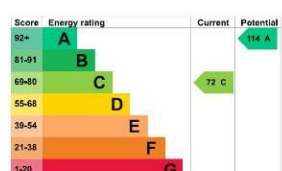
Mycock Cottage



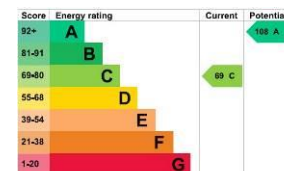
Nadin Cottage



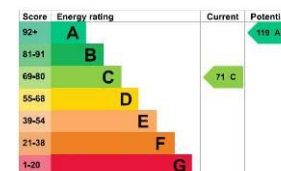
Ollerenshaw Cottage



Priestley Cottage



Sheldon Cottage



Walkers Rest

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