

Cronkston Lodge

High Needham, Buxton, SK17 0DE

John German






Cronkston Lodge

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Guide Price £1,500,000

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- A superior country home acquired from Chatsworth Estate in 1994
 - Principal house with attached cottage and barn conversion
 - Total of 6 bedrooms and 4 bathrooms
 - Gardens, paddock and woodland in all approx. 4.4 acres
 - 4836 sq.ft gross of accommodation (454.5 sq.m excluding garage & outbuildings)
 - Separate home office, stone outbuildings, garaging and workshop
 - Surrounded by Peak District National Park
 - The property is not Listed
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Situation

Cronkston Lodge enjoys a delightful rural setting offering stunning views in all directions. The pretty village of Hartington lies just 4 miles to South, historic spa town of Buxton (8 miles) and towns of Bakewell (7 miles) and Ashbourne offer excellent local amenities whilst train services are available from Buxton, Macclesfield (London 1h 50m) and Chesterfield (London 1h 50m). Manchester International Airport to the North is 31 miles away.

The property offers a unique flexibility for either multi-generational extended family living or holiday letting income either as a whole or a combination of the house, cottage and barn to suit requirements. Offering 4836 sq.ft gross of accommodation (454.5 sq.m excluding garage and outbuildings) and note the property is not listed.

The Lodge has part underfloor heating to the hall, breakfast room, dining room and drawing room with central heating radiators elsewhere, all powered by a Stiebel air source heat pump (fitted in 2017) whilst the barn and cottage share an oil fired central heating. Some of the larger pieces of furniture may be available to purchase with the sale.

The Lodge

- Entrance hall with reading area and cloakroom WC
- Utility room/prep kitchen (12'4 x 15'4). Dishwasher, fridge/freezer, induction hob, oven and space for washing machine and tumble dryer.
- Large farmhouse kitchen (22'4 x 15'6) Units by Mark Wilkinson and four oven Aga (oil)
- Breakfast/morning room (15'10 x 12'11)
- Spacious unique character drawing room (15'2 x 36'3) with Clearview woodburner
- Large dining room (15'0 x 32'5) with Clearview woodburner
- Ground floor bedroom (12'11 x 10'8)
- Light landing area with workspace and leading to
- 2 lovely double bedrooms (13'0 x 12'1 and 12'8 x 13'2)
- Luxury bathroom with marble surrounds, shower cubicle and laundry cupboard

The Barn

- Entrance hall with stairs off and useful storage
- Cloakroom/WC
- Attractive sitting room (18'2 x 17'6) with Clearview log burner to fireplace
- Fitted dining kitchen with oak floor, granite worktops & range of quality appliances
- 2 large en suite double bedrooms (18'3 x 15'2 and 14'7 x 18'2)

House Keepers Cottage

- Entrance hall with useful storage
- Lovely fitted living/dining kitchen – kitchen with integrated dishwasher, fridge, combination oven/induction hob and boiling tap
- Access via glazed door to rear garden
- First floor double bedroom with vaulted ceiling and fitted en suite shower room
- There is potential to re-instate the connecting door to the barn

Outside

- Useful range of stone outbuildings around a courtyard setting comprising home office, bin store and garden store together with garaging and workshop
- Gardens & grounds extend to approx. 4.4 acres with separate main drive and drive to the barn offering ample parking and power provision has been laid on for electric gates
- Attractive private gardens surround the property with extensive lawns, flagstone terraces. A lovely enclosure of woodland as the backdrop, small croft and adjacent paddock
- 3 phase power is available to the transformer in the wood
- Professionally installed CCTV is fitted to the property

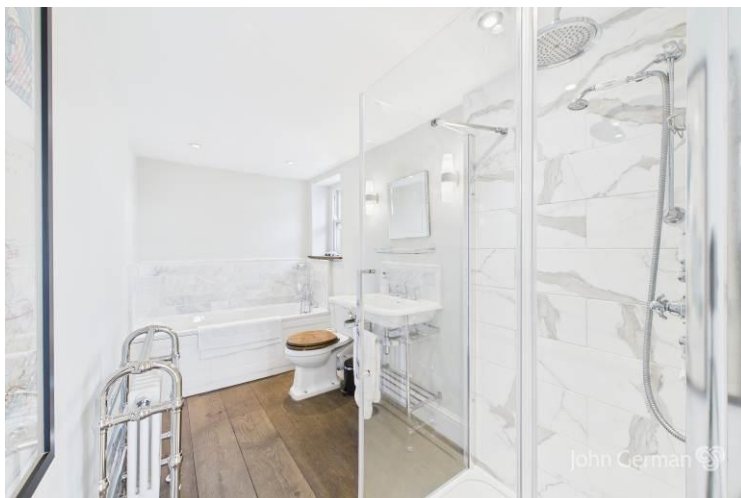
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Lodge photos



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GROUND FLOOR

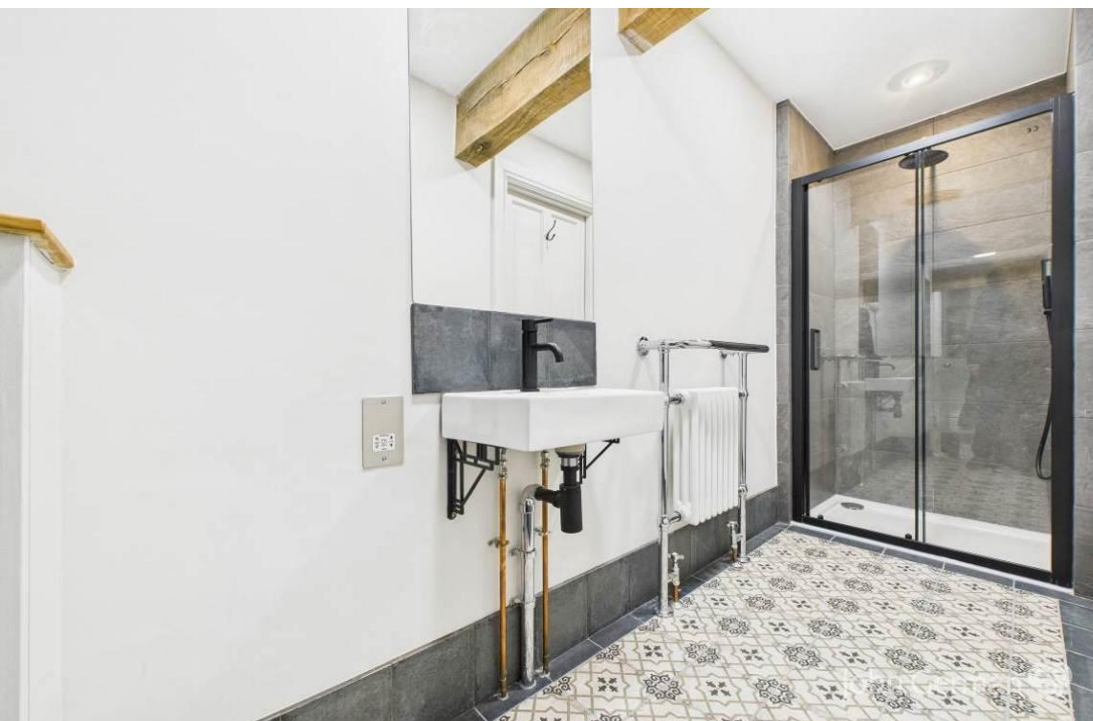


FIRST FLOOR





Cottage photos



Barn photos



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. The property is not listed but it is situated within the Peak District National Park.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains. Three phase private electric supply to wooded area

Water supply: Mains

Sewerage: Private septic tank arrangement within the grounds

Heating: Combination of oil fired and air source heat pump

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

Broadband type: Fibre internet connected at the bottom of the driveway whilst the vendor presently used a Star Link internet system.

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 G (and Annex A)

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/28042025

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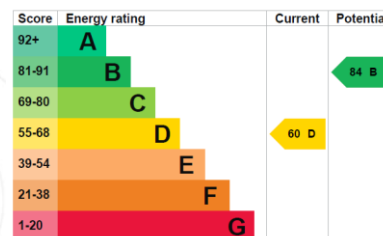
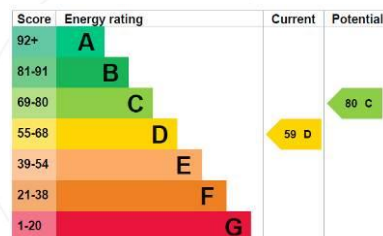
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John German

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

01335 340730

ashbourne@johngerman.co.uk



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