



The Knights Table, Leek Road, Quarnford, Buxton, Derbyshire SK17 0SN

 5  4  4  EPC TBC

£1,075,000

PINEWOOD



**Leek Road
Quarnford
Buxton
Derbyshire
SK17 0SN**



£1,075,000

**5 bedrooms
4 bathrooms
4 receptions**

- STUNNING PANORAMIC VIEWS SAT IN A FIVE ACRE PLOT
- DETACHED BARN RENOVATED EXTERNALLY, INTERNALLY TO BE COMPLETED
- TWO SELF CONTAINED HOLIDAY LETS AND A FURTHER POTENTIAL FOR TWO MORE
 - MEDIEVAL STYLE INTERNAL DECOR
- SET IN BEAUTIFUL COUNTRYSIDE IN THE PEAK DISTRICT NATIONAL PARK
 - ORIGINAL FEATURES AND STEEPED IN HISTORY
 - MAIN BUILDING - FOUR RECEPTION ROOMS
 - MAIN BUILDING - FIVE BEDROOMS AND FOUR ENSUITES
 - GRAND BREAKFAST KITCHEN WITH PANTRY/STORE
 - TWO RECEPTION ROOMS WITH OPEN WORKING FIRES





A RARE AND FANTASTIC opportunity to purchase this medieval jewel in the Peak District National Park dating back to 1525. The KNIGHTS TABLE is an imposing building with many original features having glorious panoramic views 1532 ft above sea level set in a five acre plot which includes mature gardens, two duck ponds and gated car park. Located in BUXTON, close to the other easily accessible Towns include Bakewell, Matlock and the beautiful Chatsworth. The sale Includes two active holiday lets, THE GOOD KNIGHT (a two bedroom holiday let which sleeps three persons, currently part of the main building). THE KEEP (a one bedroom which sleeps three holiday let. In addition, there is also THE BARN (a detached building ready to be converted to two additional holiday lets.

MAIN LIVING ACCOMMODATION – Located in the original building and set over two floors, comprising three double bedrooms, two with ensembles, hobby/games room with w.c, utility/laundry room with w.c, breakfast kitchen, formal dining room, sitting room, snug and a further reception room or possible fourth bedroom. Large cellar.

THE GOOD KNIGHT - A first floor self-contained two bedroom holiday let with its own private entrance that sleeps three. It has a good-sized well-equipped kitchen plus living room. One bedroom has room for a king size bed with ensuite shower room. The Queen's Bedroom is a double bedroom (currently has a single bed) also with ensuite shower room.

THE KEEP- A newly renovated self contained one bedroom holiday let sleeping three persons, with its own car park and courtyard, the bedroom includes a lounge area, and there is also a well equipped modern kitchen diner and shower room.

THE BARN - Previously had planning permission to be converted to a two double bed detached dwelling, currently lapsed. The external structural work has been completed with only the internals to be completed. Both floors have their own access and would be ideal for two additional holiday lets once converted.

MAIN BUILDING - GROUND FLOOR - ENTRANCE HALL

9'8" x 7'4" (2.96 x 2.25)

The entrance hall is accessed via the front of the building through the double wooden doors.

MAIN BUILDING - GROUND FLOOR - FORMAL DINING ROOM

26'8" x 14'3" (8.13 x 4.36)

The magnificent formal dining room has wallpaper, stone and wood panelling to the walls, flagstone and carpet to the floor, traditional style radiators, wooden double glazed windows and beamed ceiling. Access to the cellar is through the trapdoor in the middle of this room.

MAIN BUILDING - GROUND FLOOR - BREAKFAST KITCHEN

27'11" x 10'2" (8.53 x 3.12)

This fantastic grand well equipped breakfast kitchen has space for a dining table and comes with a great range of wooden wall and base units, complimentary worktop with tiled surrounds incorporating stainless sink, space for fridge-freezer, STOVES range oven, hob and extractor, grey tiled floor and painted decor, traditional style radiator, two wooden double glazed windows and a useful pantry/store. There is an external door and a stone archway leads to the formal dining room.

MAIN BUILDING - GROUND FLOOR - OFFICE/SNUG

13'8" x 11'3" (4.17 x 3.43)

Located off the formal dining room, currently used as a snug/office this room has beamed ceilings, painted decor to the walls, wooden double glazed window, carpet to the floor, traditional style radiator and a feature stone wall with open fireplace and log burner.

MAIN BUILDING - GROUND FLOOR - SITTING ROOM

14'0" x 10'4" (4.29 x 3.15)

The sitting room is open plan to the snug, with patterned carpet, beamed ceiling, feature stone wall, painted decor, traditional style radiator, wooden double glazed window and working grand open fireplace.

MAIN BUILDING - GROUND FLOOR - SNUG

13'9" x 10'6" (4.21 x 3.22)

The snug is open plan to the sitting room with painted decor, beamed ceiling, patterned carpet, traditional style radiator and wooden double glazed window.

MAIN BUILDING - GROUND FLOOR - UTILITY/CLOAKROOM

8'3" x 7'9" (2.52 x 2.38)

This useful utility/laundry room has its own w.c being fully white tiles to the wall, grey tiled flooring, high level wooden stained glass window, space and plumbing for a washing machine and a tumble dryer and two stainless sinks.

MAIN BUILDING - GROUND FLOOR - HOBBY/GAMES ROOM

13'0" x 8'0" (3.98 x 2.46)

Accessed off the rear hallway side entrance, with its own w.c. This room is used as a hobby/games room currently being fully tiled with white tiles to the walls and grey tiles to the floor, convector radiator and a high level double glazed wooden window.

BOILER ROOM

8'3" x 4'8" (2.52 x 1.44)

Situated off the rear hall.

MAIN BUILDING - GROUND FLOOR - REAR HALLWAY

This is to the rear of the building and provides access to the main building and also the holiday let on the first floor (The Good Knight) and also the additional first floor living space for the occupiers. With tiled flooring, painted decor/wood panelling and external door.

MAIN BUILDING - FIRST FLOOR - MASTER BEDROOM

27'11" x 10'2" (8.53 x 3.12)

The regal master bedroom suite has a living area, with patterned carpet, fantastic vaulted beamed ceiling, part painted and part wallpaper walls, rear facing wooden double glazed windows, feature stone wall with working stone open fireplace.

MAIN BUILDING - FIRST FLOOR - BEDROOM THREE

11'1" x 10'9" (3.39 x 3.30)

This double bedroom to the first floor has a wooden double glazed window, painted decor with a feature wallpaper wall, carpet and radiator.

MAIN BUILDING - FIRST FLOOR - BEDROOM THREE ENSUITE

4'11" x 5'4" (1.52 x 1.63)

The ensuite part tiled shower room has a white three piece suite comprising a corner shower cubicle, cistern w.c and a pedestal hand basin with chrome taps. Chrome fittings, extractor, inset spotlights and a radiator.

MAIN BUILDING - FIRST FLOOR - BEDROOM FOUR

14'3" x 8'9" (4.35 x 2.67)

This is a double bedroom to the front aspect with carpet, part painted and part wallpaper decor, wooden double glazed window and radiator.

MAIN BEDROOM - FIRST FLOOR - BEDROOM FOUR ENSUITE

5'0" x 4'9" (1.53 x 1.46)

This fully tiled ensuite has a white three piece suite with corner shower cubicle, low flush w.c and a pedestal hand basin with chrome mixer tap, chrome fittings and radiator.

THE GOOD KNIGHT - BEDROOM ONE (QUEENS)

11'0" x 9'8" (3.37 x 2.95)

This is a double bedroom, currently set up as a single bedroom with wooden double glazed window, radiator and painted decor.

THE GOOD KNIGHT - BEDROOM ONE (QUEENS) ENSUITE

6'0" x 4'11" (1.84 x 1.51)

This fully tiled ensuite has a three piece white suite with a corner jacuzzi jet shower cubicle, low flush w.c, pedestal hand basin with chrome mixer tap, and a black lino flooring.

THE GOOD KNIGHT - BEDROOM TWO

12'3" x 10'3" (3.75 x 3.13)

This double bedroom has a patterned carpet, part painted and part wallpaper walls, radiator and a wooden double glazed window.

THE GOOD KNIGHT - BEDROOM TWO ENSUITE

3'10" x 8'9" (1.18 x 2.68)

This luxury modern fully tiled ensuite has a white three piece suite which includes a bath with shower over, glass screen, pedestal hand basin with chrome taps and a low flush w.c all with chrome fittings, extractor, radiator and black glitter vinyl flooring.

THE GOOD KNIGHT - DINING KITCHEN

20'0" x 10'11" (6.12 x 3.09)

The dining kitchen has range of cream gloss wall and base units with a granite worktop and upstands with tiled surrounds incorporating Belfast sink with mixer tap, built in oven and hob with extractor, space for and tall fridge freezer and space for a dining table. With painted decor, wooden flooring, two convector radiators and two wooden double glazed windows.

THE GOOD KNIGHT - COURTYARD

The Good Knight has its own courtyard with patio seating area and fire pit.

THE KEEP - STUDIO BEDROOM

20'2" x 14'7" (6.17 x 4.45)

This beautifully decorated dual aspect bedroom suite features a sleeping and living area with traditional features including a vaulted beamed ceiling and wooden stained glass windows, a patterned carpet, painted decor, cast iron fireplace and electric radiators.

THE KEEP - DINING KITCHEN

18'9" x 10'3" (5.72 x 3.13)

The well equipped and appointed kitchen diner has a great range of wooden base units with a wooden worktop incorporating Belfast sink with mixer tap, space for an under counter fridge, slot in cooker with extractor. With grey tiled flooring, painted walls and electric heating. Rear door and access to the shower room.

THE KEEP - SHOWER ROOM

3'10" x 8'9" (1.18 x 2.68)

The shower room has a white three piece suite with shower cubicle and electric shower, pedestal hand basin with chrome mixer tap and a low flush w.c, all with chrome fittings. Tiled flooring with part mermaid boarding and part decor to the walls and shower cubicle, extractor, frosted wooden double glazed window and radiator.

THE KEEP - COURTYARD

This pleasant private courtyard is currently being used by The Keep - Holiday let, with stone flagged patio and grey limestone chipping, external lighting, shed and picnic bench.

THE BARN - FIRST FLOOR

32'9" x 16'4" (10.00 x 5.00)

The barn has completed fully externally and requires full completion internally.

THE BARN - GROUND FLOOR

32'9" x 16'4" (10.00 x 5.00)

The barn has completed fully externally and requires full completion internally.

OUTSIDE

To the rear of the building is an extensive gated car park, step lead up to the raised stone flagged patio seating/dining area, with quirky features and decorative items in keeping with the buildings history. To the front of the building is another courtyard to be used by The Barn - Holiday Let - With stone flagged patio, seating and dining areas, external lighting and decorated with gargoyles and quirky features. Access to this courtyard is via The Barn's own car park, there is also rear access to the main building, Take a walk through the wonderful Alice in Wonderland's garden with an array of ornaments and plants. Or over the meadows to the two duck ponds, abundant with wildlife! With panoramic far reaching views across the Peak District National Park.

THE PEAK DISTRICT NATIONAL PARK

The Peak District National Park is one of the most popular national parks in the whole of the UK, and is within a four hour drive for 80% of the UK, it is an area of stunning natural beauty in central England, boasting a seemingly never-ending list of things to do. It's no wonder this is one of the UK's most popular areas to visit, with its rugged peaks, dramatic landscapes, rolling valleys and mesmerising underground caves to explore.

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

GENERAL INFORMATION

Tenure: Freehold

Total Floor Area: The Keep 44m², Main House minus Cellar 268m² (includes The Good Knight) The Barn 50m², potential 100m²

Energy Performance Rating: Main Building - Knights Table - E The Keep - E

Council Tax Band A

Wooden Double Glazing

Gas Central Heating

** Previously ran as a restaurant which closed in 2020. Currently being used by current owners as residential. Any changes will be subject to planning permission**

Mansfield branch
24 Albert Street
Mansfield, NG1

01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN

01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE

01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA

01246 221039

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