



Lower Farm
Main Street, Sheldon



An Exceptional Four Bedroomed
Detached Country Residence





Welcome to Lower Farm

Occupying an enviable position set amongst the stunning Peak District landscape of rolling countryside, Lower Farm presents a magnificent rural property. Expertly transformed to offer a harmonious blend of character and contemporary, this exceptional four bedroomed residence is finished to a high specification and boasts breathtaking views.



Traceable through history from as early as the 1600s, Lower Farm was purchased by the Chatsworth Estate in 1874 and later sold in 1961. The idyllic village of Sheldon is surrounded by the beautiful White Peak and sits elevated above the River Wye. Pretty stone buildings line its single lane and there is a country inn, village hall, children’s playground with new play equipment and a Grade II listed parish church. The sense of community is strong in Sheldon, with regular events held at the pub and village hall, and the fabulous ‘Sheldon Day’, a traditional village fete hosted every July.

The beautiful accommodation has been completed to an exceptional standard, where the original character has been carefully preserved and complemented by bespoke interior choices, such as stone and wood flooring, restored cast iron radiators throughout, three-ledged oak doors, custom oak door latches, bespoke oak light switches/sockets, Jim Lawrence door furniture on the windows/external doors and LED down-lights.

Two charming reception rooms are located on the ground floor, which include a superb snug/sitting room with a Charnwood log burner and a stunning lounge showcasing an impressive sandstone fireplace which houses a Portway log burner. The heart of the home is undoubtedly the outstanding dining kitchen which has been crafted with high-quality materials including local Mandale limestone work surfaces and integrated Neff appliances. Within the kitchen, stands a fabulous central island and a Rayburn range cooker serving the heating system. There is also an attractive utility/boot room which connects to a well-appointed shower room.

A spacious, triple-aspect master bedroom sits beneath a vaulted ceiling which incorporates exposed timber beams and has the benefit of a luxurious en-suite shower room. There is a second generously proportioned suite, ideal for guests, and two additional double bedrooms. The family bathroom provides a relaxing sanctuary and features a freestanding roll top bath.



The Idyllic, Peak District Setting, Paired with Skilfully Renovated Living Spaces Make Lower Farm Truly Exceptional

The grounds of Lower Farm have been meticulously landscaped by the current owners to create beautiful, enjoyable spaces for outdoor dining and entertaining. A substantial two-tier stone flagged terrace can be found at the rear of the property, in addition to a lawned garden with seating terrace, herbaceous border and a delightful orchard. An impressive gravelled driveway allows parking for multiple vehicles to one side of the home and standing within it is an oak barn which provides three parking bays and has the benefit of its own shower room. There is also an original, stone stable building, offering great potential for additional living space (subject to the necessary planning permissions). Currently two of the stables are used as stores with the third converted to a studio/office.

Lower Farm is ideally positioned for those who cherish spending time outdoors, with walks directly from the doorstep through woodland, fields, along the River Wye and to Ashford in the Water. Local amenities can be found in the renowned market town of Bakewell and surrounding villages, including fine dining and other quality restaurants, charming country public houses, shops and cafes. The popular, historical sites of Chatsworth HouseHaddon Hall and Thornbridge Hall are all reachable within a short journey and Magpie Mine just a ten minute stroll. There are a number of high quality gyms with personal training options in the area. The property is in the catchment area for highly regarded schools such as Longstone Primary, Lady Manners Secondary School and St.Anselm’s independent prep school in nearby Bakewell. For commuters, Sheffield and Manchester are accessible within reasonable journey times, whilst Chesterfield train station provides direct rail links to Sheffield, Nottingham and London.

On the ground floor, the property briefly comprises of: Entrance hallway, snug/sitting room, dining kitchen, cylinder store, lounge, utility/boot room and shower room.

On the first floor: Landing, master bedroom, master en-suite shower room, family bathroom, bedroom 3, bedroom 2, bedroom 2 en-suite shower room and bedroom 4.

Outbuildings: Three-bay oak barn with shower room and a stable building with a studio and two stores.

Ground Floor

A bespoke oak door with a double glazed panel opens to the:

Entrance Hallway

Extending a warm welcome to the home and setting the tone for the luxurious accommodation which awaits. Having Velux roof windows, pendant light point, wall mounted light point, exposed limestone wall and timber beam, central heating radiator and stone flagged flooring. Double antique doors open to a cloaks cupboard with a cloaks hanging rail and a shelf above. Wide openings lead into the snug/sitting room and dining kitchen.

Snug/Sitting Room

17’5 x 12’10 (5.32m x 3.90m)

A beautiful reception room which is bathed in natural light. Having front facing hardwood double glazed windows with stone sills, Velux roof windows, exposed timber beams, pendant light points, wall mounted light points, central heating radiators and oak flooring. There is provision for wall mounted speakers, a wall mounted projector point and a power point for a wall mounted cinema screen. The focal point of the room is the Charnwood log burner, which sits on a gritstone hearth. A hardwood door with double glazed panels opens to the right side of the property.

Dining Kitchen

23’10 x 13’11 (7.72m x 4.25m)

An outstanding dining kitchen with front and rear facing hardwood

double glazed windows with stone sills, exposed timber beams, pendant light points, central heating radiators and stone flagged flooring. A range of handmade base and drawer units, incorporate locally quarried Mandale limestone work surfaces and a Villeroy & Boch double Belfast sink with a chrome mixer tap. Also having a handmade central island which provides additional storage and incorporates a matching locally quarried Mandale limestone work surface. The Rayburn range cooker heats the home and has two hot plates and two ovens. The integrated appliances include a Samsung four-ring induction hob, a Neff Slide&Hide fan assisted oven, a Neff dishwasher and three Neff under-counter fridges. Oak doors open to the cylinder store and the lounge.

Cylinder Store

Housing the Gledhill thermal store providing hot water.

Lounge

25’11 x 14’3 (7.90m x 4.35m)

A spacious lounge with a stylish country feel. Having front facing hardwood double glazed windows set within stone mullions, exposed timber beams, recessed lighting, wall mounted light points, central heating radiators, TV/aerial cabling and oak flooring with integrated floor power points. To one side of the room, there is an exposed limestone feature wall with original ‘oven’ alcoves and an impressive original gritstone fireplace which houses a Portway log burner. Double oak doors with double glazed panels open to the kitchen garden and outside seating area. An oak door also opens to the front of the property. An oak door opens to the utility/boot room.

Utility/Boot Room

14’1 x 7’4 (4.28m x 2.23m)

An attractive utility/boot room with recessed lighting, central heating radiator and stone flagged flooring. There is a range of hand-crafted base and wall units, incorporating a Mandale limestone work surface and a Belfast sink with traditional chrome taps. Two of the units separately house an integrated washing machine and an integrated freezer. A hardwood door with double glazed panels opens to the rear of the property. An oak door opens to the shower room.



Snug/Sitting Room
17'5 x 12'10 (5.32m x 3.90m)

A beautiful reception room which is bathed in natural light. Having front facing hardwood double glazed windows with stone sills, Velux roof windows, exposed timber beams, pendant light points, wall mounted light points, central heating radiators and oak flooring. There is provision for wall mounted speakers, a wall mounted projector point and a power point for a wall mounted cinema screen. The focal point of the room is the Charnwood log burner, which sits on a gritstone hearth. A hardwood door with double glazed panels opens to the right side of the property.

A Welcoming Reception Room,
Featuring a Charnwood Log Burner





Dining Kitchen

23'10 x 13'11 (7.72m x 4.25m)

An outstanding dining kitchen with front and rear facing hardwood double glazed windows with stone sills, exposed timber beams, pendant light points, central heating radiators and stone flagged flooring. A range of handmade base and drawer units, incorporate locally quarried Mandale limestone work surfaces and a Villeroy & Boch double Belfast sink with a chrome mixer tap. Also having a handmade central island which provides additional storage and incorporates a matching locally quarried Mandale limestone work surface. The Rayburn range cooker heats the home and has two hot plates and two ovens. The integrated appliances include a Samsung four-ring induction hob, a Neff Slide&Hide fan assisted oven, a Neff dishwasher and three Neff under-counter fridges. Oak doors open to the cylinder store and the lounge.

A Hand-Crafted Dining Kitchen,
Exuding Quality & Country Charm





Lounge

25'11 x 14'3 (7.90m x 4.35m)

A spacious lounge with a stylish country feel. Having front facing hardwood double glazed windows set within stone mullions, exposed timber beams, recessed lighting, wall mounted light points, central heating radiators, TV/aerial cabling and oak flooring with integrated floor power points. To one side of the room, there is an exposed limestone feature wall with original 'oven' alcoves and an impressive original gritstone fireplace which houses a Portway log burner. Double oak doors with double glazed panels open to the kitchen garden and outside seating area. An oak door also opens to the front of the property. An oak door opens to the utility/boot room.





Lower Farm

Transformed by the Current Owners into a Wonderful Family Home, Utilising the Finest of Materials Throughout

Shower Room

A useful ground floor shower room with a side facing hardwood double glazed window with an oak sill, recessed lighting, extractor fan, wall mounted light point, central heating radiator with a heated towel rail and stone flagged flooring. There is a suite in white, which comprises a low-level WC and a wall mounted Savoy wash hand basin with Bensham traditional chrome taps and a tiled splashback. To one wall, is a fully tiled shower enclosure with a fitted shower and a glazed screen/door.

From the lounge, a bespoke oak staircase with an oak handrail rises to the:

First Floor

Landing

Having a rear facing hardwood double glazed window with an oak sill, exposed timber beam, recessed lighting, central heating radiator and oak flooring. Oak doors open to the master bedroom, family bathroom, bedroom 3, bedroom 2 and bedroom 4.

Master Bedroom

14'5 x 13'9 (4.40m x 4.20m)

A superb, generously proportioned master bedroom, sitting beneath an impressive vaulted ceiling which features exposed timber beams. With triple aspect hardwood double glazed windows with stone sills framing the beautiful open countryside views, spotlighting, wall mounted light points, central heating radiators, TV/aerial point and oak flooring. An oak door opens to the master en-suite shower room.

Master En-Suite Shower Room

A luxurious shower room with a front facing hardwood double glazed window with a fitted shutter and stone sill, recessed lighting, extractor fan, wall mounted light point, partially tiled limestone walls, central heating radiator and oak flooring. There is a suite in white, which comprises a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap. To one wall, there is a shower enclosure with a fitted shower, a tiled alcove and a glazed screen/door.

Family Bathroom

A very well-appointed family bathroom with a partially vaulted ceiling featuring a Velux roof window and, accessible by a ladder, an oak ledged door opens to useful loft storage. Also having recessed lighting, extractor fan, fully tiled walls, wall mounted light point, recessed oak shelving, chrome heated towel rail and oak flooring. There is a suite in white, which comprises a low-level WC and a Savoy wash hand basin with Bensham traditional chrome taps. The focal point of the bathroom is the freestanding roll top bath with a wall mounted Bensham chrome mixer tap and a hand shower facility. To one corner, is a shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 3

11'6 x 11'0 (3.50m x 3.35m)

A spacious double bedroom with front facing hardwood double glazed

windows set within stone mullions and oak sills and a vaulted ceiling. Also having exposed timber beams, wall mounted light points, central heating radiator, TV/aerial point and oak flooring.

Bedroom 2

14'1 x 14'1 (4.30m x 4.30m)

Another well-proportioned bedroom suite with front facing hardwood double glazed windows set within stone mullions and oak sills and a rear facing hardwood double glazed window. Also having a vaulted ceiling, exposed timber beams, recessed lighting, wall mounted light points, central heating radiators and oak flooring. Two sets of double doors open to useful storage which is accessible by ladder. An oak door opens to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

An en-suite with a contemporary twist, with a Velux roof window, an exposed timber beam, recessed lighting, extractor fan, three fully tiled walls, wall mounted light point, chrome heated towel rail and tiled flooring with under floor heating. There is a suite in white, which comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one wall, there is a walk-in shower enclosure with a fitted shower and a glazed screen.

Bedroom 4

14'2 x 7'9 (4.33m x 2.35m)

A good-sized double bedroom with a Velux roof window, rear facing hardwood double glazed window with an oak sill, vaulted ceiling, exposed timber beams and an exposed stone wall. Also having recessed lighting, wall mounted light points, central heating radiator, TV/aerial point and oak flooring. There is a decorative gritstone fireplace mantel, surround and hearth. Accessible by a ladder, an antique wooden door opens to useful storage.

Exterior and Gardens

From the lane, an opening between two majestic, reclaimed stone gateposts provides access to Lower Farm. The current owners have installed power points to provide the potential for electric gates to be fitted. A gravelled driveway is positioned to the right side of the property, providing extensive parking for several vehicles and having a hose point and dusk-to-dawn sensor lighting. Access can be gained to the open three-bay oak barn and the snug/sitting room through a useful external door.

Open Three-Bay Oak Barn

28'3 x 21'8 (8.60m x 6.60m)

Providing parking for three vehicles, the bespoke oak barn is beautifully constructed from hand-crafted green oak, a reclaimed limestone wall base, waney larch cladding and a slate roof. The barn also has glazed roof lights, wall mounted light points and multiple external power points, making it ideal for hosting parties and events. An oak door opens to the shower room. There is also provision externally for an electric car charging point.

Utility/Boot Room

14'1 x 7'4 (4.28m x 2.23m)

An attractive utility/boot room with recessed lighting, central heating radiator and stone flagged flooring. There is a range of hand-crafted base and wall units, incorporating a Mandale limestone work surface and a Belfast sink with traditional chrome taps. Two of the units separately house an integrated washing machine and an integrated freezer. A hardwood door with double glazed panels opens to the rear of the property. An oak door opens to the shower room.

Shower Room

A useful ground floor shower room with a side facing hardwood double glazed window with an oak sill, recessed lighting, extractor fan, wall mounted light point, central heating radiator with a heated towel rail and stone flagged flooring. There is a suite in white, which comprises a low-level WC and a wall mounted Savoy wash hand basin with Bensham traditional chrome taps and a tiled splashback. To one wall, is a fully tiled shower enclosure with a fitted shower and a glazed screen/door.

Master Bedroom

14'5 x 13'9 (4.40m x 4.20m)

A superb, generously proportioned master bedroom, sitting beneath an impressive vaulted ceiling which features exposed timber beams. With triple aspect hardwood double glazed windows with stone sills framing the beautiful open countryside views, spotlighting, wall mounted light points, central heating radiators, TV/aerial point and oak flooring. An oak door opens to the master en-suite shower room.



A Generous Master
Bedroom Suite





Master En-Suite Shower Room

A luxurious shower room with a front facing hardwood double glazed window with a fitted shutter and stone sill, recessed lighting, extractor fan, wall mounted light point, partially tiled limestone walls, central heating radiator and oak flooring. There is a suite in white, which comprises a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap. To one wall, there is a shower enclosure with a fitted shower, a tiled alcove and a glazed screen/door.



Bedroom 3
11'6 x 11'0 (3.50m x 3.35m)

A spacious double bedroom with front facing hardwood double glazed windows set within stone mullions and oak sills and a vaulted ceiling. Also having exposed timber beams, wall mounted light points, central heating radiator, TV/aerial point and oak flooring.



Bedroom 2
14'1 x 14'1 (4.30m x 4.30m)

Another well-proportioned bedroom suite with front facing hardwood double glazed windows set within stone mullions and oak sills and a rear facing hardwood double glazed window. Also having a vaulted ceiling, exposed timber beams, recessed lighting, wall mounted light points, central heating radiators and oak flooring. Two sets of double doors open to useful storage which is accessible by ladder. An oak door opens to the bedroom 2 en-suite shower room.



Bedroom 4
14'2 x 7'9 (4.33m x 2.35m)

A good-sized double bedroom with a Velux roof window, rear facing hardwood double glazed window with an oak sill, vaulted ceiling, exposed timber beams and an exposed stone wall. Also having recessed lighting, wall mounted light points, central heating radiator, TV/aerial point and oak flooring. There is a decorative gritstone fireplace mantel, surround and hearth. Accessible by a ladder, an antique wooden door opens to useful storage.



Family Bathroom

A very well-appointed family bathroom with a partially vaulted ceiling featuring a Velux roof window and, accessible by a ladder, an oak ledged door opens to useful loft storage. Also having recessed lighting, extractor fan, fully tiled walls, wall mounted light point, recessed oak shelving, chrome heated towel rail and oak flooring. There is a suite in white, which comprises a low-level WC and a Savoy wash hand basin with Bensham traditional chrome taps. The focal point of the bathroom is the freestanding roll top bath with a wall mounted Bensham chrome mixer tap and a hand shower facility. To one corner, is a shower enclosure with a fitted shower and a glazed screen/door.





From the rear terrace and right side of the property, access can be gained to a gravelled area with a timber bin store. There is also an original stone-built stable building which provides a very useful space for home working and storage, or the potential for additional living space with the necessary planning consent.



Studio
11'6 x 8'6 (3.50m x 2.60m)
Accessed by a timber stable door which opens to a further hardwood door with a double glazed panel. The studio has a Velux roof window, a front facing hardwood double glazed window, exposed timber beams, spotlighting, power and electric heating via remote controlled heaters.



Lower Farm

Beautifully Landscaped Grounds Complement the Property, which Span Approximately 3 Acres and Include an Enclosed Paddock

Shower Room

An attractive, rustic-style shower room with recessed lighting, an electric heater, partially tiled walls and tiled flooring. It benefits from a highly insulated hot water tank with double immersion heaters on a timer. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one corner, there is a shower enclosure with a fitted shower and a glazed screen/door.

Driveway

The gravelled driveway wraps around to the front of the property, along with a very substantial and well-stocked raised stone border filled with a mature silver birch, shrubs and flowers. There is dusk-to-dawn sensor lighting to the front. A stepping stone path leads from a bespoke cleft oak 'postman's' gate, which opens from the lane, to the main entrance door. Access can also be gained to the lounge via an ancient farmhouse doorway with a feature stone surround.

A stepping stone path of original stone slabs from the farmhouse set within the gravel leads round to the left side of the property to a lovely formal kitchen garden which has been expertly designed. Stone flagged paths lead to a central cobbled stone feature, with four traditional potager beds with oak sleepers bordering the paths, perfect for growing your own fruit and vegetables. The kitchen garden has a hose point, wall lighting and is enclosed by stone walling. It benefits from a pretty seating area. Access can be gained to the lounge and an oak latticed gate opens to the terrace at the rear of the property.

To the rear, there is a very substantial, two-tiered stone-flagged terrace (measuring approximately 11m wide by 9m deep) presenting the perfect area to enjoy the sunshine or al fresco entertaining with family and friends. The terrace has exterior lighting, a hose point and three mature espalier fruit trees. Access can be gained to the utility/boot room. An oak 5-bar gate opens to a gravelled area in front of the stable building.

From the terrace, stone steps with integral LED lighting rise to a garden which is primarily laid to lawn and boasts wonderful views across the surrounding countryside. The garden has a mature larch tree and pine tree. A wonderfully maintained, raised stone border is filled with mature shrubs, flowers and a mature oak. To one corner of the garden, is a stone flagged seating terrace with a raised stone, planted border. A cleft oak

gate opens to the orchard.

Orchard

A lawned orchard, containing established apple and plum trees. A gravelled path, with a raised area to one side which houses the oil tank, leads back to the right side of the property. A cleft oak gate set into cleft oak stock fencing opens to the paddock.

From the rear terrace and right side of the property, access can be gained to a gravelled area with a timber bin store. There is also an original stone-built stable building which provides a very useful space for home working and storage, or the potential for additional living space with the necessary planning consent.

Stable Building

Studio

11'6 x 8'6 (3.50m x 2.60m)
Accessed by a timber stable door which opens to a further hardwood door with a double glazed panel. The studio has a Velux roof window, a front facing hardwood double glazed window, exposed timber beams, spotlighting, power and electric heating via remote controlled heaters.

Store 1

12'4 x 8'1 (3.75m x 2.46m)
Having a timber stable access door, a glazed roof light, light and power. The current owners have also run in a water supply to the building.

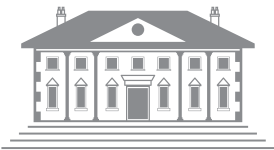
Store 2

12'4 x 8'1 (3.75m x 2.46m)
Having a timber stable access door, a glazed roof light, light and power.

From the driveway, a five bar oak gate with a separate pedestrian gate opens to the paddock.

Paddock

A fully enclosed paddock which has dry stone wall borders. A public footpath runs through the paddock accessed from the lane through a bespoke cleft oak gate.

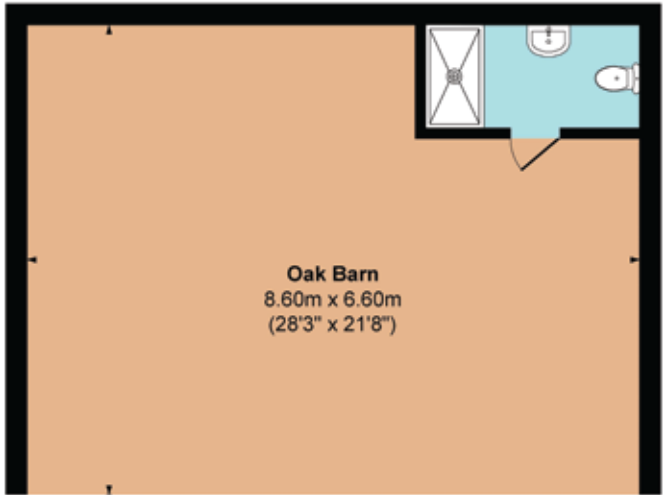
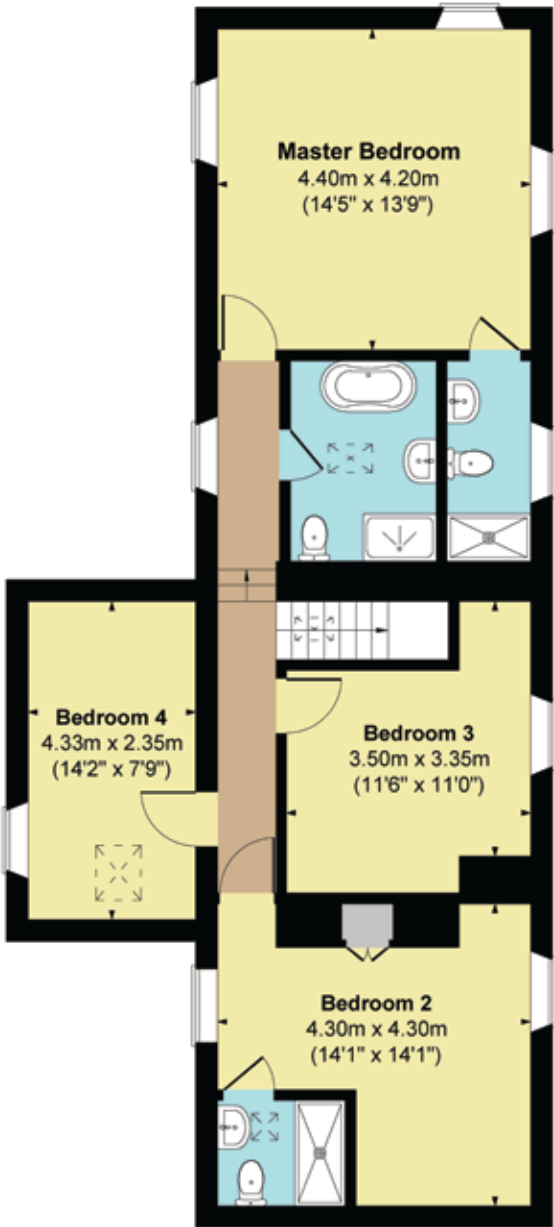


TOTAL APPROXIMATE FLOOR AREA
2951 SQ.FT. (274.2 SQ.M.)

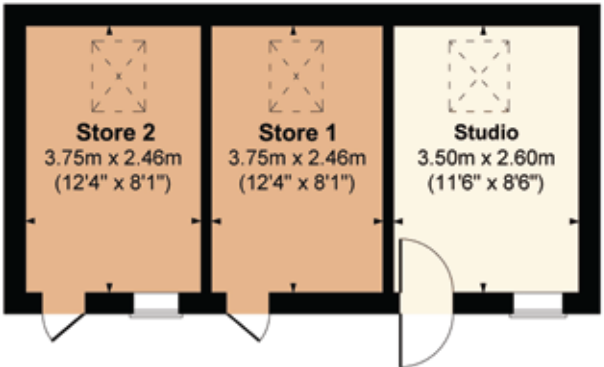


GROUND FLOOR
APPROXIMATE FLOOR AREA
1158 SQ.FT. (107.6 SQ.M.)

FIRST FLOOR
APPROXIMATE FLOOR AREA
870 SQ.FT. (80.8 SQ.M.)



BARN
APPROXIMATE FLOOR AREA
610 SQ.FT. (56.7 SQ.M.)



STABLES
APPROXIMATE FLOOR AREA
313 SQ.FT. (29.1 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	49 E	
21-38	F		
1-20	G		



Perfectly Positioned Amidst
Peaceful, Rolling Countryside



Exterior and Gardens Continued

To the rear, there is a very substantial, two-tiered stone-flagged terrace (measuring approximately 11m wide by 9m deep) presenting the perfect area to enjoy the sunshine or al fresco entertaining with family and friends. The terrace has exterior lighting, a hose point and three mature espalier fruit trees. Access can be gained to the utility/boot room. An oak 5-bar gate opens to a gravelled area in front of the stable building.

From the terrace, stone steps with integral LED lighting rise to a garden which is primarily laid to lawn and boasts wonderful views across the surrounding countryside. The garden has a mature larch tree and pine tree. A wonderfully maintained, raised stone border is filled with mature shrubs, flowers and a mature oak. To one corner of the garden, is a stone flagged seating terrace with a raised stone, planted border. A cleft oak gate opens to the orchard.



An Extensive, Two-Tier
Stone Flagged Terrace





Orchard

A lawned orchard, containing established apple and plum trees. A gravelled path, with a raised area to one side which houses the oil tank, leads back to the right side of the property. A cleft oak gate set into cleft oak stock fencing opens to the paddock.



Kitchen Garden

A stepping stone path of original stone slabs from the farmhouse set within the gravel leads round to the left side of the property to a lovely formal kitchen garden which has been expertly designed. Stone flagged paths lead to a central cobbled stone feature, with four traditional potager beds with oak sleepers bordering the paths, perfect for growing your own fruit and vegetables. The kitchen garden has a hose point, wall lighting and is enclosed by stone walling. It benefits from a pretty seating area. Access can be gained to the lounge and an oak latticed gate opens to the terrace at the rear of the property.





Exterior and Gardens Continued

From the lane, an opening between two majestic, reclaimed stone gateposts provides access to Lower Farm. The current owners have installed power points to provide the potential for electric gates to be fitted. A gravelled driveway is positioned to the right side of the property, providing extensive parking for several vehicles and having a hose point and dusk-to-dawn sensor lighting. Access can be gained to the open three-bay oak barn and the sitting room through a useful external door.



Open Three-Bay Oak Barn

28'3 x 21'8 (8.60m x 6.60m)

Providing parking for three vehicles, the bespoke oak barn is beautifully constructed from hand-crafted green oak, a reclaimed limestone wall base, waney larch cladding and a slate roof. The barn also has glazed roof lights, wall mounted light points and multiple external power points, making it ideal for hosting parties and events. An oak door opens to the shower room. There is also provision externally for an electric car charging point.



Paddock

A fully enclosed paddock which has dry stone wall borders. A public footpath runs through the paddock accessed from the lane through a bespoke cleft oak gate.





Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

Services: Oil, mains electricity, mains water and mains drainage. There is ultrafast broadband.

Rights of Access/Shared Access: There is a public footpath which leads through the paddock which is accessible from Main Street.

Covenants/Easements or Wayleaves and Flood Risk: There are no covenants or easements. There are wayleaves relating to Severn Trent and Northern Powergrid.

Conservation Area: The property is located in the Sheldon Conservation Area.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



Lower Farm

Main Street, Sheldon,

Bakewell, Derbyshire DE45 1QS

Offers in the Region of £1,295,000