



Cross Lane Farm  
Cross Lane, Monyash  
Derbyshire, DE45 1JN

GUIDE PRICE £1,250,000 - £1,500,000



# CROSS LANE FARM Monyash, Derbyshire

An Exceptional Four-Bedroom Detached Residence Nestled in the Heart of the Peak District National Park.

# INTRODUCTON

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A stunning four bedroom detached residence in the Heart of the Peak District. Nestled within attractive landscaped gardens and approximately two acres of adjoining grazing land, this stunning and substantial four bedroom detached residence occupies a peaceful and picturesque setting on the edge of the highly sought-after village of Monyash, surrounded by the breathtaking Derbyshire countryside within the heart of the Peak District National Park.

Offering an exceptional combination of character, versatility and rural charm, the property presents a rare opportunity for those seeking an equestrian lifestyle, dual family living or an impressive countryside family home, all available with no upward chain.

The popular village of Monyash benefits from a highly regarded primary school, a charming café and traditional country inn, whilst being ideally positioned within easy reach of the excellent amenities found in nearby Bakewell and Buxton, together with many of the surrounding picturesque villages for which the Peak District is renowned.



# KEY FEATURES

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- Superb Far Reaching Views
- Spacious & Flexible Living Accommodation
- Detached Barn With Planning Permission For Holiday Let Or Ancillary Accommodation
- Approx Two Acres Of Grazing Land
- Barn/Stables
- Detached Office Building
- Some Of The Contents May Be Available By Separate Negotiation
- No Upward Chain
- EPC: TBC
- Viewings: Bakewell Office



# GROUND FLOOR

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Retaining a wealth of traditional features throughout, the beautifully proportioned accommodation begins with an entrance lobby opening into a welcoming hallway complete with built-in cloak storage and a WC. Double doors lead through to a charming sitting room centred around an attractive feature fireplace housing a gas fired stove, creating a warm and inviting atmosphere. A cosy dual aspect snug enjoys traditional sash windows and a striking traditional Yorkshire style range as the focal point of the room, before opening seamlessly into a large conservatory where double doors frame delightful garden views and provide direct access outside.

The elegant formal dining room features built-in display cabinets and a further character fireplace, ideal for entertaining, whilst the beautiful morning room offers a striking French Godin stove, bespoke cabinetry, tiled flooring and additional built-in storage. An inner hallway leads through to a superb bespoke fitted kitchen appointed with an excellent range of fitted units, integrated appliances and a range cooker, complemented by a pantry and further storage cupboards. An adjoining utility room provides practicality. A doorway opens into a delightful breakfast room enjoying both front and rear aspect windows together with double doors leading outside.







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# FIRST FLOOR

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To the first floor, the spacious landing leads to an impressive principal bedroom suite featuring a dressing area and luxurious ensuite bathroom complete with a freestanding bath, separate shower enclosure and additional built-in storage cupboards. A further double bedroom benefits from its own ensuite shower room, whilst two additional bedrooms are served by a family bathroom.







# EXTERIOR

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The property is approached via a driveway providing ample off-road parking and continues to impress externally with its extensive range of versatile outbuildings and land.

A detached stone barn benefits from planning permission granted for conversion into holiday let or ancillary accommodation, offering exciting potential for guest accommodation or multi-generational living.

Additional outbuildings include a substantial two-storey barn ideally suited for use as a workshop or stabling with useful storage above, together with a large detached outbuilding currently utilised as offices and incorporating WC facilities and heating.

The property includes a biomass boiler, with a reserve gas fired boiler.

A gate opens into the adjoining paddocks and grazing land extending to approximately two acres, further enhancing the flexibility and appeal of this outstanding rural home. Perfectly suited to equestrian use, dual occupancy or simply those seeking an exceptional family residence within one of Derbyshire's most desirable countryside locations, this remarkable property combines character, space and opportunity in equal measure.













For further information  
please telephone 01629 815307

James Mee - [james.mee@saxtonmee.co.uk](mailto:james.mee@saxtonmee.co.uk)  
or Liz Agar - [liz.agar@saxtonmee.co.uk](mailto:liz.agar@saxtonmee.co.uk)

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