



Moorwoods Farm Holmesfield

**Moorwoods Farm
Moorwoods Lane
Holmesfield
Derbyshire S17 3BS**



6



4



2



23 ac



F

Moorwoods Farm presents a unique opportunity to acquire a small farm in a private yet highly accessible location, suiting those with agricultural, equestrian, and/or development interests (subject to planning consents). The property briefly comprises a stone-built six bedroom characterful farmhouse, together with a range of traditional and semi-modern outbuildings, and adjoining grassland all together in a ring fenced formation extending to approximately 23 acres (9.30 hectares). The property conveniently sits just 8 miles outside of Sheffield city centre providing great commutability.

There is the opportunity to purchase an additional adjoining 26.06 acres (10.54 hectares) (or thereabouts) of grassland via separate negotiation.

For Sale by Private Treaty.

Guide Price - £1,840,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





Moorwoods Farm

Location:

Moorwoods Farm boasts a secluded position with rural outlooks whilst remaining highly accessible to a range of town amenities. Nearby towns include: Dronfield to the east (4.1 miles), Chesterfield to the southeast (9.0 miles), and Bakewell to the south (10.1 miles), each providing primary and secondary schools, doctors surgeries, post offices, high street shops, public houses, supermarkets and fuel stations. The city of Sheffield locates just 8 miles to the North providing further amenities and useful transport links, as well as being convenient to Dore Train Station and the M1. Despite its easy access for commuters to nearby districts it is immediately surrounded by open countryside providing attractive, rural outlooks.

Description:

Moorwoods Farm is an exciting opportunity to acquire a characterful farm in a private setting, with great commutability to Sheffield city centre. Briefly, the property comprises an attractive stone-built 18th century six-bedroom farmhouse, a range of traditional and semi-modern agricultural buildings and stables boasting great potential for a wide range of uses, and surrounding grassland all together extending to Approx. 23 acres (9.30 ha).

An additional 26.06 acres of grass is available, via separate negotiation, should an interested party wish for further adjoining land.

The property creates a great sense of rural life, boasting much potential depending on the purchasers needs, and will appeal to those with agricultural, equestrian, smallholder and/or development interests (subject to planning permission) who wish to be within commuting distance of Sheffield.

Directions:

From the centre of Holmesfield, head West on Main Road B6054 out of the village for approx. 1 mile. Turn right onto Moorwoods Lane and follow the lane for approx. 0.6 miles. The property can be found on the right hand side.

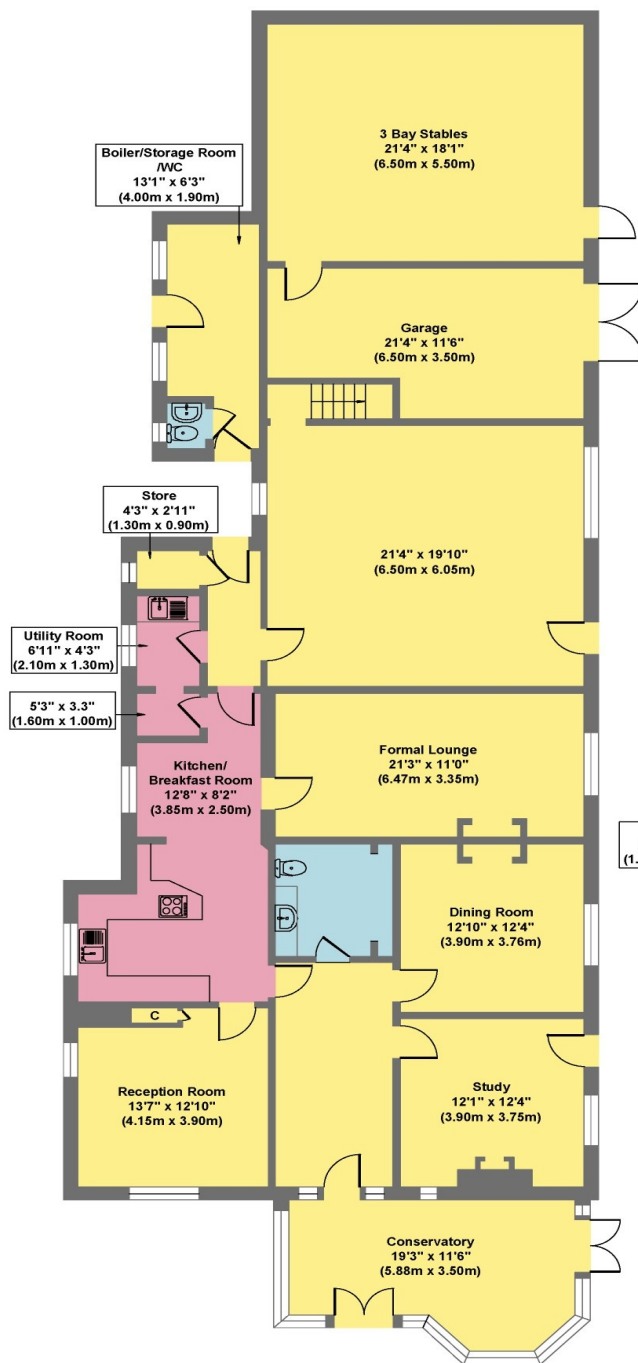
What3Words: // ///points.habit.prefer

Farmhouse

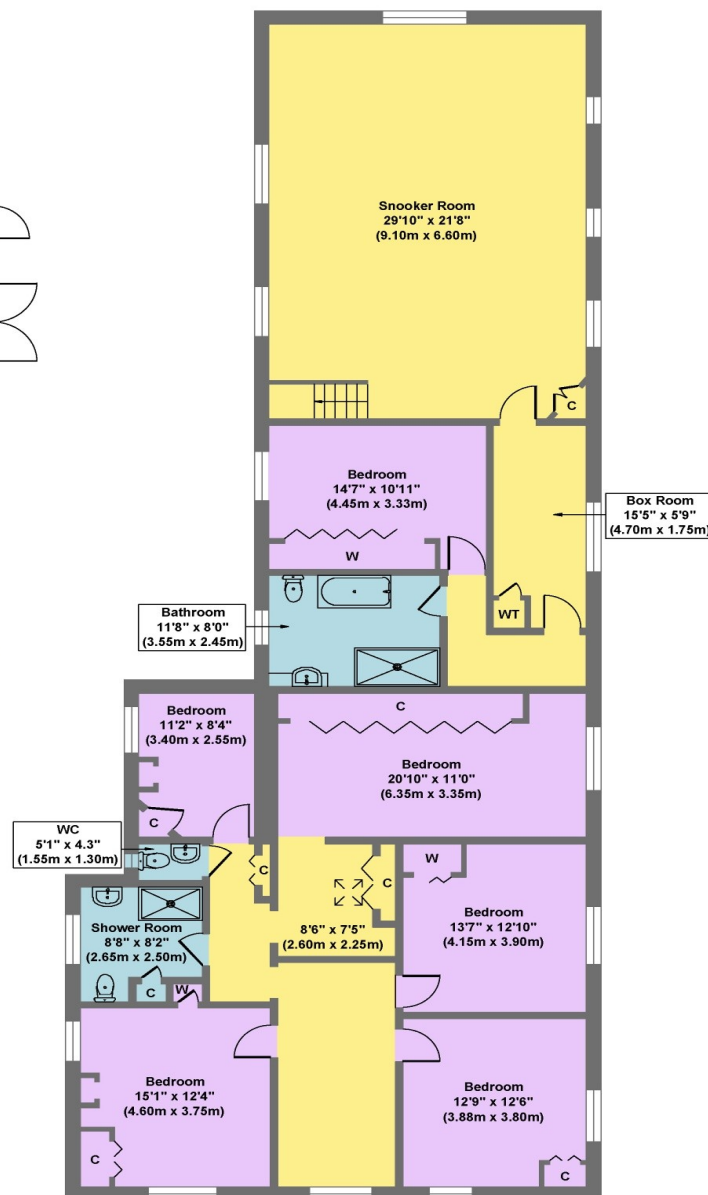
The stone-built imposing farmhouse offers extensive accommodation across two floors, internally the house has been well-kept and boasts ample potential for modernisation. With entrance through a reception hall, giving access to three tasteful reception rooms each offering countryside outlooks and characterful charm. A large dining kitchen offers an array of fitted units, through to a study, a cloakroom with w/c, and a collection of useful pantry stores and utility spaces. A pleasant conservatory adjoins the farmhouse to one end, with access into the garden and patio areas.

The first floor presents a good-sized master bedroom together with a dressing room, fitted wardrobes and an en-suite bathroom. A further five double bedrooms situate upon the first floor, each hosting characterful features with rural outlooks, one boasting an ensuite shower room with a separate w/c.





Ground Floor
Approximate Floor Area
2719 sq.ft
(252.59 sq.m.)



First Floor
Approximate Floor Area
2304 sq.ft
(214.08 sq.m.)







Externally

The property offers attractive, well-maintained gardens with landscaped lawned areas and a rockery wrapping around the farmhouse, with pleasant patio areas for outside seating and dining in the summer months. A traditional cobbled driveway leads from the roadside, serving just the farm, and sweeping into a spacious courtyard area presenting parking for multiple vehicles and machinery.

Land

The property boasts land in a ring fenced formation, all down to permanent pasture, and in good heart having been well-farmed. The land is all suitable for mowing and grazing of livestock and horses, and divided into multiple paddocks with a small strip of mature woodland to the northwest boundary including a natural water supply.

There is the opportunity to purchase an adjoining 26.06 acres of grass, via separate negotiation, shaded blue in the property plan.







Buildings

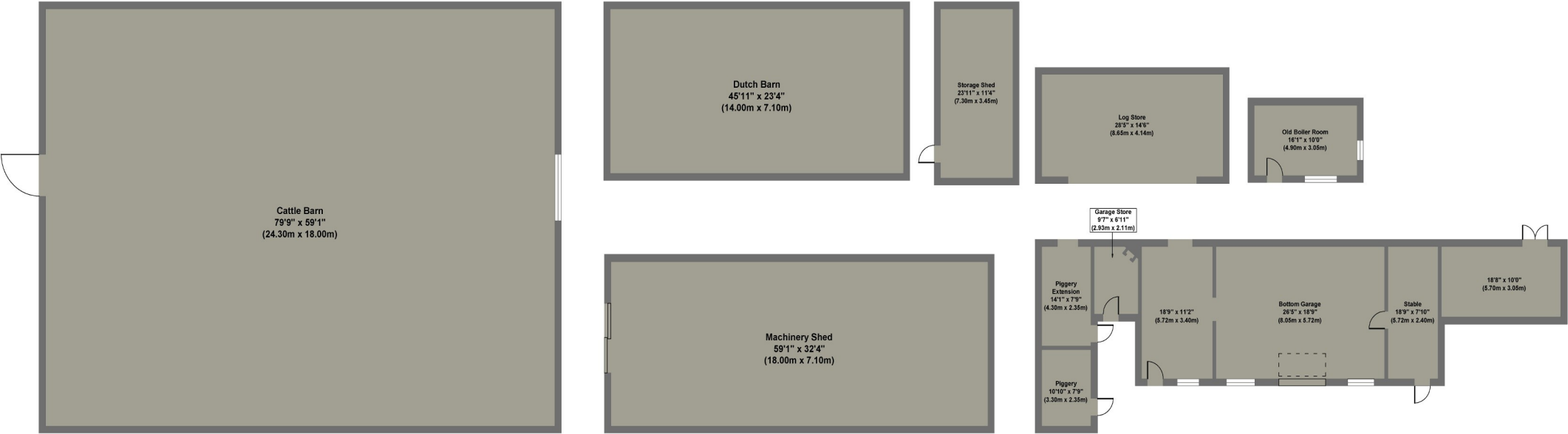
The property offers a comprehensive range of outbuildings, situated within a courtyard adjacent to the farmhouse. The buildings are currently utilised for equestrian and agricultural purposes, but could be adapted to a range of uses including residential conversion under the Class Q permitted development- subject to the necessary planning consents.

Briefly, the buildings comprise;

- Adjoining the farmhouse to one end, an integrated double garage through to a stone-built outbuilding hosting a loose box and hay barn to the ground floor. The first floor presents an impressive converted games/entertainment room with suggested potential for conversion into residential use (subject to planning consent)
- Single storey stone-built former Piggery
- Stone-built barn internally divided into a workshop, a Garage with an up-and-over door, and a loose box to one end
- Four bay Dutch barn
- Four bay steel portal frame agricultural building hosting four stables, and adjoining above
- Four bay steel portal frame agricultural building

The buildings are mostly in good order, with useful yard areas surrounding, and have easy access into the adjoining field parcels. The buildings offer great spaces for those with smallholder, agricultural, equestrian and/or workshop/storage interests.

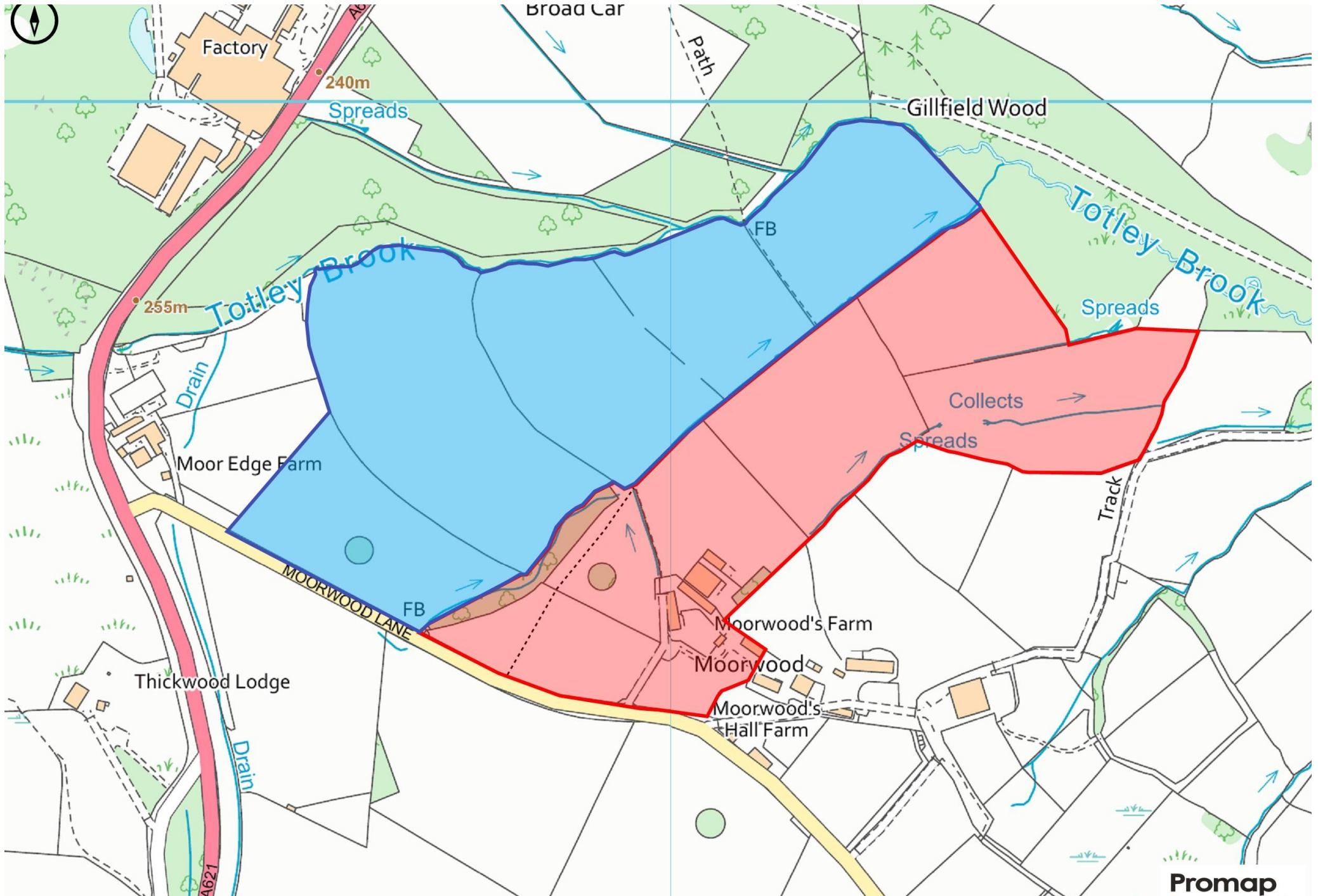
Moorwood Farm



Outbuildings
Approximate Floor Area
9332 sq.ft
(866.93 sq.m.)

Approx. Gross Internal Floor Area 14355 sq.ft / 1333.60 sq.m

Illustration for identification purposes only. Measurements are approximate, not to scale."





General Information

Services:

The property benefits from mains water, electricity, private drainage via a cess pit, and oil fired central heating.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

Mineral, Sporting and Timber Rights:

It is understood that the mineral rights are not included within the sale. The sporting and timber rights are included as far as they exist.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. A footpath runs through the land. There are overhead and underground powerlines across some of the land where it is assumed the correct wayleaves are in place.

Broadband Connectivity:

It is understood that the property benefits from a good broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area. Fibre broadband is been connected to the lane.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Council Tax Band: H

EPC Rating: F

Local Authority:

North East Derbyshire District Council, 2013 Mill Lane, Wingerworth, Chersterfield, S42 6NG

Method of Sale:

The property will be offered for sale by private treaty.

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

Agents Note; Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time





The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire, DE45 1AH

T: 01629 812777

E: bakewell@bagshaws.com

www.bagshaws.com

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Leek	01538 383344
Uttoxeter	01889 562811



RICS



CAAV



OnTheMarket.com



The Property
Ombudsman



APPROVED CODE
TRADINGSTANDARDS.UK