



Sunny Bank Farm, Buxton Road, High Peak, SK23



Sunny Bank Farm, 164 Buxton Road, Furness Vale, High Peak, SK23 7PH

OIRO £695,000

Extended Character Four Bedroom
Farm House
Four Acres of Grazing Land

Potential for Separate One
Bedroom Annexe
Gardens Front & Rear

Outbuildings Including Four Stables, Tack
Room & Dog Kennels
Tenure: Freehold

Combi Gas Central Heating &
Double Glazing

Garage and Parking for
Additional Cars

Sunny Bank Farm is a wonderfully individual detached farmhouse that offers a rare blend of character, space and lifestyle appeal, set within around four acres of grazing land. This is the kind of home that feels full of possibility from the moment you arrive, with attractive gardens to the front and rear, generous parking, a garage, and a lovely sense of privacy and freedom that is increasingly hard to find.

The house itself is an extended character four bedroom farm house, arranged over two floors and entered on the ground floor. The two reception rooms provide welcome flexibility, combining the charm of a traditional home with the practicality needed for day-to-day living.

The kitchen and living areas offer excellent potential to become the true heart of the home, creating a sociable setting for cooking, dining and spending time with family and friends. Upstairs, the bedrooms provide comfortable accommodation with scope for guest space, children's rooms or a dedicated home office, depending on your needs. Combi gas central heating and double glazing add comfort and efficiency throughout the seasons, helping the house feel welcoming all year round.

One of the standout features of Sunny Bank Farm is the potential for a separate one bedroom annexe, which adds a huge amount of flexibility and value. It could be ideal for extended family, older relatives wanting independence, guest accommodation, or even a private work-from-home space away from the main house. For buyers looking for a property that can evolve with changing lifestyles, this is a particularly attractive advantage.

Outside, the lifestyle offering is exceptional. The outbuildings including four stables, tack room and dog kennels make this a compelling choice for those with equestrian interests, animal lovers, or anyone seeking useful storage and hobby space. The four acres of grazing land create a wonderful backdrop and open up all sorts of opportunities, whether for keeping animals, enjoying the outdoors, or simply appreciating the sense of space and countryside living. The gardens to the front and rear add further charm, giving you places to relax and enjoy sunny days in a peaceful setting.

This is a property that offers far more than just a house. It offers independence, versatility and a lifestyle that feels both grounded and aspirational. If you are looking for a home with character, room to grow, space for family and animals, and the kind of setting that makes everyday life feel more special, Sunny Bank Farm is a truly enticing opportunity. It is especially appealing for a buyer who wants a home that is practical yet full of charm, with the freedom to create a life that feels calm, comfortable and connected to the outdoors.

Entrance

uPVC double glazed entrance door and uPVC double glazed windows to side aspects.

Living Room

10'4" (3m 14cm) x 16'1" (4m 90cm)

Two uPVC double glazed windows to front aspect, uPVC double glazed window to side aspect. Feature stone fireplace with multi fuel burner stove, two radiators, beamed ceiling.

Office

10'0" (3m 4cm) x 8'3" (2m 51cm)

uPVC double glazed window to front aspect, radiator, beamed ceiling.

Inner Hall

Stairs leading to first floor, radiator, store room housing gas central heating boiler and gas meter.

Dining Kitchen

14'5" (4m 39cm) x 22'4" (6m 80cm)

uPVC double glazed window to rear, fitted with a range of base and wall units with worksurfaces incorporating inset stainless steel sink. Tiled recess with space for cooker, built-in microwave, radiator, stone flooring, beamed ceiling. The dining area comprises of:- uPVC double glazed window, radiator, stone feature fireplace with multi fuel double sided stove, laminate flooring, built-in storage units, beamed ceiling.

Dining Room

12'2" (3m 70cm) x 14'4" (4m 36cm)

uPVC double glazed double doors leading to garden area, stone feature fireplace with multi fuel double sided stove, radiator, stone floor, stairs leading to bedroom.

Utility Room

9'1" (2m 76cm) x 7'0" (2m 13cm)

uPVC double glazed door leading to garden area, uPVC double glazed window to side aspect, understairs storage area, plumbing for washing machine.

Sunroom

7'0" (2m 13cm) x 14'0" (4m 26cm)

uPVC double glazed door to rear, uPVC double glazed windows to three sides, uPVC roof, stone floor.

First Floor

Bedroom One

12'0" (3m 65cm) x 13'9" (4m 19cm)

uPVC double glazed window to rear aspect, walk in wardrobe, laminate flooring, radiator.

Landing

uPVC double glazed window to side aspect.

Bedroom Two

10'5" (3m 17cm) x 15'0" (4m 57cm)

Two uPVC double glazed windows to front aspect, uPVC double glazed window to side aspect, stone fireplace, beamed ceiling, laminate flooring, radiator.

Bedroom Three

14'9" (4m 49cm) x 13'4" (4m 6cm)

uPVC double glazed window to rear aspect, radiator, laminate flooring. Walk-in wardrobe.

Bedroom Four

11'4" (3m 45cm) x 9'11"

uPVC double glazed window to front aspect, stone fireplace, radiator, laminate flooring.

Bathroom

8'10" (2m 69cm) x 9'10" (2m 99cm)

uPVC double glazed window to rear aspect, fitted suite comprising of:- freestanding bath, separate shower cubicle, low level W.C, pedestal hand wash basin. Radiator, heated towel rail, tiled floor.

ANNEXE

Annexe Kitchen

13'0" (3m 96cm) x 12'0" (3m 65cm)

with timber double glazed window to side aspect, stone flagged floor.

Annexe Bedroom

12'3" (3m 73cm) x 7'3" (2m 20cm)

with timber double glazed window to two sides.

Annexe Shower Room & W.C

with shower cubicle, low level suite, stone floor, part tiled walls and stairs leading to first floor.

Annexe First Floor

Annexe Living Room

12'3" (3m 73cm) x 11'9" (3m 58cm)

with double glazed windows to two sides, laminate floor.

Outside

Stables 1 & 2

17'9" (5m 41cm) x 14'3" (4m 34cm)

with lighting and water.

Stable 3

11'0" (3m 35cm) x 10'0" (3m 4cm)

with lighting, power and water supply, solid flooring.



Stable 4 & Adjoining Tack Room

12'0" (3m 65cm) x 11'0" (3m 35cm)

with lighting, power and water.

Outside W.C

Kennels

Two stone built dog kennels.

Workshop

with light and power, workbench and stone floor.

Garage

with window to side, rear door, work benches and lighting.

Gardens & Land

Landscaped gardens to front and rear including a Well with pump, paddock, orchard area, pond and grazing land extending to approximately 4 acres.

