



Hazelbadge Farm

Bradwell



Hazelbadge Farm

Hazelbadge
Bradwell
Hope Valley
S33 9HX



2



1



1



4.04/ac



TBC

A truly rare and exquisite opportunity to acquire a picturesque smallholding, beautifully positioned within the highly desirable rural hamlet of Hazelbadge, at the very heart of the Peak District National Park. The property comprises a charming and generously proportioned two-bedroom Grade II listed farmhouse, complemented by a small range of both modern and traditional outbuildings offering significant versatility, together with grassland, all extending in total to approximately 4.77 acres (1.94 hectares).

For Sale by Private Treaty

Guide Price: £650,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





Hazelbadge Farm

Location:

Hazelbadge Farm occupies an idyllic rural setting within the peaceful hamlet of Hazelbadge, just outside the highly sought-after village of Bradwell, in the heart of the Peak District National Park. The property is surrounded by unspoilt open countryside and benefits from immediate access to an extensive network of footpaths, bridleways and scenic trails, making it particularly appealing to those with equestrian or outdoor lifestyle interests.

Bradwell and the surrounding villages offer a good range of everyday amenities, including independent shops, traditional public houses, cafes, and primary schools, all within a short distance. The market town of Bakewell lies approximately 10.50 miles away via the A623 and provides a comprehensive range of facilities, including high street shopping, supermarkets, healthcare services, both primary and secondary schools, fuel stations, and a section of popular eateries and pubs. The A623 also provides convenient access to the market towns of Chapel-en-le-Frith (10.80 miles) and Buxton (11.90 miles). The cities of Sheffield and Manchester are within easy commuter distance via the A623, A6 and surrounding arterial routes.

Description:

Hazelbadge Farm briefly comprises a charming Grade II listed, two-bedroom farmhouse of traditional stone construction, complemented by a small, versatile range of both modern and traditional outbuildings. The modern buildings have previously been utilised for livestock housing, while the traditional outbuildings offer a high degree of flexibility, with clear potential for alternative uses or conversion, subject to obtaining the necessary planning consents. The land lies principally to the north of the main farmstead and extends in total to approximately 4.04 acres (1.63 hectares) of grassland, considered suitable for the grazing of livestock and horses.

Directions:

From Bakewell town centre, head north on the A6 (Buxton Road) and continue for approximately 1.30 miles, then turn right onto the A6020. After approximately 0.10 miles, turn left onto Betty Lane (B6465), then shortly after, take a right onto Greaves Lane (B6465). Follow this road for around 4.00 miles until you reach the A623, then turn left and continue for approximately 1.40 miles. Finally, turn right onto the B6049 and continue for 2.70 miles until you reach Hazelbadge Farm on your right, indicated by a Bagshaws for sale board.

What3Words: ///infringe.stand.delight



Farmhouse

Hazelbadge Farm presents an attractive, Grade II listed traditional farmhouse of stone construction, set beneath a pitched roof finished with stone tiles. The property provides spacious and characterful accommodation arranged over two floors, combining period charm with a practical and well-balanced layout.

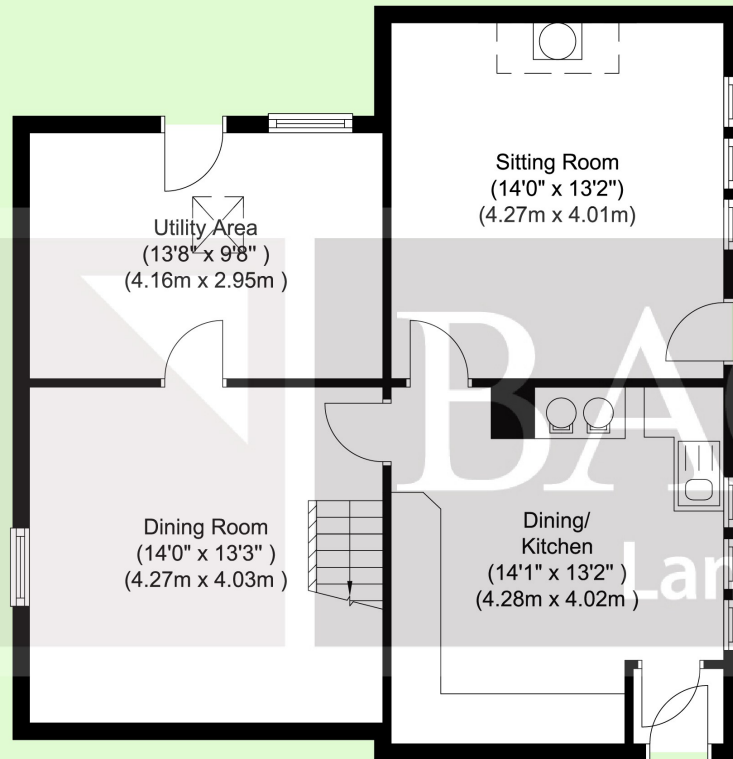
The property is accessed via a welcoming entrance porch which opens into a spacious dining kitchen, complete with Aga, forming the true heart of the home. The accommodation continues with two principal reception rooms, comprising a well-proportioned dining room and a separate sitting room, each offering comfortable and versatile living spaces, rich in traditional farmhouse character.

To the first floor, the accommodation comprises two well-appointed double bedrooms, each benefitting from well-balanced proportions and attractive countryside views. The accommodation is further served by a well-proportioned family bathroom, fitted with a bath and shower over, completing this level.

Externally, the property is approached via a private driveway providing ample parking for several vehicles to the side of the farmhouse. The gardens extend to the front and side and are predominantly laid to lawn, complemented by well-established shrubs and mature planting, all enclosed by traditional dry stone walling. Together, these elements create a highly attractive, private and peaceful outdoor setting, ideally suited to rural living and perfectly in keeping with the surrounding countryside.



Ground Floor



First Floor



Hazelbadge Farm, Bradwell Hope Valley, S33 9HX

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

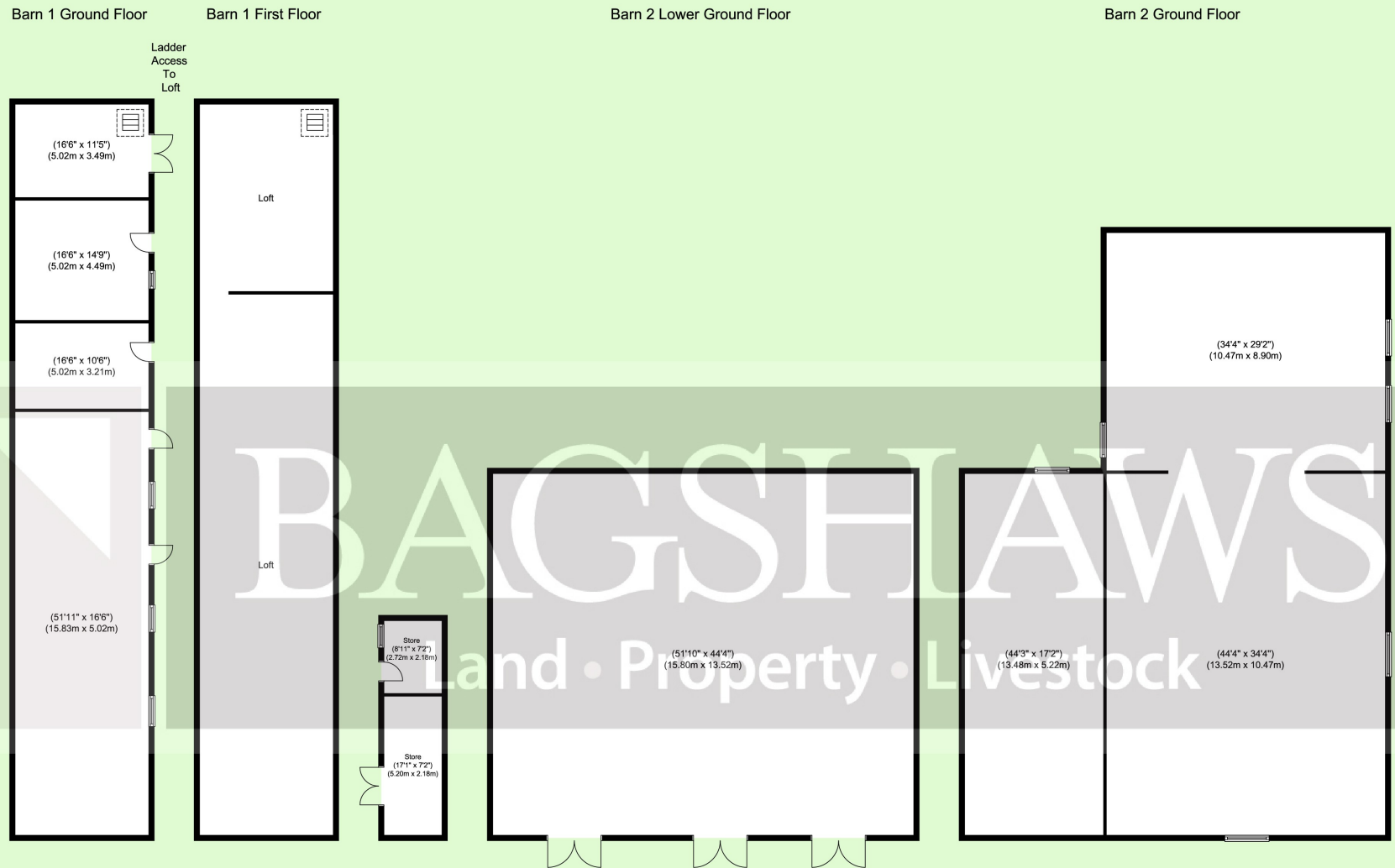
Buildings

Hazelbadge Farm offers a useful range of both modern and traditional outbuildings, offering significant scope for a variety of agricultural or diversified enterprises, subject to obtaining the necessary planning consents. The buildings are conveniently situated adjacent to the farmhouse and briefly comprise the following:

- A substantial two-storey traditional building of stone construction, set beneath a pitched roof, finished with stone tiles atop.
- Two traditional stone outbuildings, part roofed in stone tiles and part in corrugated sheeting, providing useful ancillary storage.
- A five-bay concrete-framed building with lean-to extension, incorporating concrete block walls, timber purlins, corrugated roofing sheets, and a slatted concrete floor.
- Various timber stores providing additional flexible storage space.
- Steel shipping container, offering further practical storage capacity.

The yard provides ample space for the storage of machinery, equipment, and fodder, offering practical and flexible working areas to support a range of agricultural or diversified enterprises.





Hazelbadge Farm, Bradwell Hope Valley, S33 9HX

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



Land

The land located at Hazelbadge Farm is situated in a ring-fenced formation, and extends in total to approximately 4.04 acres (1.63 hectares) of permanent pasture.

The pasture is considered suitable for the grazing of all types of livestock and horses, and principally enclosed by way of traditional dry stone walls. The topography is predominantly sloping, with some areas featuring more undulating and steeper gradients. Access is available directly from the farmyard, and the land is regarded as readily accessible with modern farm machinery.

The property is situated, approximately between 215m – 235m above sea level. The land is classified as Grade 4 under the MAFF Agricultural Land Classification scheme, and comprises freely draining, slightly acid, but base-rich soils; which is common to much of the land within the area.

Overall, the holding offers a useful and versatile acreage of grassland, well suited to a range of agricultural and/or equestrian uses, and presented in good heart.



General Information

Services:

Mains electricity, spring water, and private drainage. Oil fired central heating.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Sporting, Timber and Mineral Rights:

It is understood that these are included in the sale 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. We understand there is a vehicular right of way granted along the track to access the field.

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.

Local Planning Authority: Peak District National Park. Tel: 01629 816200.

Viewings:

Strictly by appointment only through the sole selling agents Bagshaw. Please contact the Bakewell Office on 01629 812777 or by email at bakewell@bagshaws.com.

Council Tax Band – E

EPC – E

Method of Sale: The property is for sale by private treaty.

Solicitors: Knights Solicitors, St. Pauls Place, 121 Norfolk St, Sheffield, S1 2JF.

Tel: 07706 061701.

Broadband Connectivity:

It is understood that the property benefits from a satisfactory 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.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a 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.

Parking:

Parking is currently on the Driveway.

Agents Notes:

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 of printing.





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
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811

