



Priory Barn  
Pikehall | Matlock | Derbyshire | DE4 2PG

FINE & COUNTRY

# PRIORY BARN



*Priory Barn is a beautifully renovated barn conversion offering a blend of rustic character and modern convenience. This property provides a peaceful rural lifestyle while remaining accessible to nearby towns and villages.*



# INTRODUCTION

Tucked away in the idyllic hamlet of Pikehall. Perfectly blending character with modern comforts, this beautifully maintained home enjoys breathtaking views over the Derbyshire countryside.

This unique home must be viewed to truly appreciate its charm, setting, and superb finish.

## Ground Floor

Upon entering, a welcoming hall serves as the central hub of the ground floor, featuring exposed beams and luxury flooring. The spacious kitchen, featuring traditional panelled cabinetry and a mix of wood and stone countertops, flows into a dining room ideal for family gatherings. Off the dining room is a practical utility room. A dedicated office space offers a quiet retreat for work or study, while the snug can serve as a cosy sitting area or an additional bedroom. The expansive lounge, with its high vaulted ceiling and exposed wooden beams, is perfect for relaxation. A conveniently located W.C. completes the ground floor layout.













### First Floor

The first floor features a landing leading to three generously proportioned bedrooms. The master suite includes fitted wardrobes and a luxurious en-suite bathroom. The remaining bedrooms are served by a well-appointed family bathroom, blending modern fixtures with rustic touches such as wooden beams and stone accents. Throughout the property, original character features like exposed beams and natural stone elements enhance the charm of this exceptional barn conversion.















# OUTSIDE

The exterior of Priory Barn is set within extensive grounds, with multiple stone-built structures reflecting traditional UK rural architecture. The main residence retains its barn origins, complemented by a charming two-storey stone house. Solar panels on outbuildings highlight a commitment to sustainability. The grounds offer a gravel driveway, ample parking, beautifully maintained garden spaces, and a greenhouse. A further garden across from the courtyard provides additional space, with a powered workshop/shed complete with solar panels – ideal for hobbies or storage.

Mature trees, lush lawns, and serene spaces enhance the idyllic setting, providing privacy and views of the surrounding countryside.





# LOCAL AREA

The property is conveniently located near the village of Bakewell and the market town of Buxton, both offering a range of amenities. The nearest train station is in Buxton, approximately 12 miles away, with regular services to Manchester and beyond. Families will find reputable schools in the area, including Lady Manners School in Bakewell, just 10 miles from the property.





# INFORMATION

---

## Services

Services: Oil fired central heating. Drainage is to a sewerage treatment plant. Mains water and electricity. No mains gas in the village.

Note: The property is not listed.

Broadband is available with a speed of upto 3mbps. And 4G Mobile phone coverage is also available on various networks.

## Tenure

Freehold

## Local Authority

Staffordshire Moorlands and within the peak district national park  
Council Tax Band: E

Public Rights of Way: A public footpath crosses the pastureland and is enclosed by fencing.

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country 01785 338585



FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

**TOTAL: 2299 sq. ft, 214 m<sup>2</sup>**  
BELOW GROUND: 1507 sq. ft, 140 m<sup>2</sup>, FIRST FLOOR: 792 sq. ft, 74 m<sup>2</sup>

Sizes And Dimensions Are Approximate; Actual May Vary.





# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](http://fineandcountry.com/uk/foundation)



## ANITA PUNCHARD PARTNER AGENT

Fine & Country South Derbyshire, Ashbourne and Matlock  
01332 973 888 | 07930 727573  
email: [anita.punchard@fineandcountry.com](mailto:anita.punchard@fineandcountry.com)

With over a decade of experience in the property industry, I am a dedicated professional specialising in transforming houses into exquisite family homes within the high-end market. My ability to foresee and address potential challenges, paired with my strong negotiation skills, allows me to consistently achieve optimal results in every scenario. My background in architecture and building surveying helps having the vision for many different Property areas.

Specialising in equestrian and rural properties, I have a solid history of effectively managing each phase of the property buying and selling journey, from detailed project planning to flawless execution. My broad experience on local and national areas along with the outstanding services provided by Fine & Country, positions me as the ideal property consultant for those in search of expert guidance.

My genuine love for homes and people drives my commitment to understanding that buying or selling a property is one of life's most important decisions. That's why I take my role seriously and pledge to offer you my full attention and dedication in pursuing your goals. With my experience, passion, and resolve, I am confident in my ability to help you discover your dream home or successfully market your property for the best possible outcomes.

Fine & Country Derbyshire  
The Old Post Office, Victoria Street, Derby DE1 1EQ  
01332 973 888 | [derbyshire@fineandcountry.com](mailto:derbyshire@fineandcountry.com)

