

Hilltop Farmhouse

Hartington, Buxton, SK17 0AY

John 
German





A photograph of Hilltop Farmhouse, a stone building with a large garden and many trees. The house is made of light-colored stone and has a chimney. The garden is green and has a stone wall, a wooden fence, and a wooden bench. There are many trees, some of which are bare, suggesting a late autumn or winter setting. The sky is blue with some clouds.

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Hartington, Buxton, SK17 0AY

Asking Price Of £825,000

Grade II listed 4-bed cruck farmhouse, believed late 16th/early 17th century, set in approx. 0.75 acre with countryside views. Retains original features, with 3 reception rooms, large garden, garage and parking, in a peaceful Peak District hamlet.

Hilltop Farmhouse is a Grade II listed four bedroom detached cruck house, believed to date back to the late 16th century with a Victorian addition, occupying a plot of approximately 0.75 acre. Situated within a peaceful hamlet in the Peak District National Park, the property enjoys far-reaching countryside views and offers a rare opportunity to acquire one of the few remaining cruck-framed houses in Derbyshire. The property retains a wealth of original period features, including exposed structural timbers, dressed stone window surrounds and original fireplaces, reflecting its historic character and development over time.

The accommodation is arranged over two floors and includes three reception rooms and a dining kitchen, providing flexible living space suited to family life or those seeking a rural lifestyle. To the first floor there are four bedrooms and two bathrooms. Externally, the property benefits from large front and rear gardens and a detached double garage, along with a substantial driveway providing ample off-street parking.

The location offers a balance of privacy and accessibility, with a wide range of countryside walks directly from the doorstep, and remains within reach of nearby centres such as Hartington, Ashbourne and Buxton, making it well suited to buyers seeking a character property within a well-regarded National Park setting.

A wooden entrance door opens into the reception hallway, which features stone flag flooring and a staircase to the first floor, with a useful understairs storage cupboard. Doors lead through to the sitting room and dining kitchen. The character of the property is immediately evident, with exposed oak beams, a cruck frame and original timber panelling.

The stone flag flooring continues into the dining kitchen, which is fitted with Silestone work surfaces incorporating a double ceramic sink with chrome mixer tap and tiled splashback. There is a range of base and wall mounted units, with integrated Bosch dishwasher, Neff double electric oven and grill, and a four ring Neff induction hob. In addition, there is an oil-fired Alpha Range cooker providing central heating and hot water. The room is dual aspect, with windows to the front and a door to the rear.

The dining room continues the stone flag flooring and is also dual aspect, including a sash window, with a large original stone fireplace housing a log burning stove, along with built-in cupboards and a door through to the sitting room.

The living room is a spacious and well-lit reception room with windows to both sides, one of which is a sash window. A fireplace with stone hearth and inset log burner forms the focal point of the room, with French doors leading into the garden room. The garden room has tiled flooring and windows to all sides, with French doors opening out to the garden and enjoying views over the surrounding countryside.

To the first floor, the landing provides access to all bedrooms, the bathroom, shower room, storage cupboards and a loft hatch. The principal bedroom is a large dual aspect room with sash windows and fitted wardrobes, drawers and dressing table. There are two further double bedrooms, one featuring exposed cruck beams and another with dual aspect windows, along with a fourth single bedroom, also with exposed cruck beam and dual aspect windows.

The bathroom is fitted with a white suite comprising a pedestal wash hand basin, low level WC and roll top bath with chrome mixer tap and handheld shower, along with a heated towel rail. The separate shower room is fully tiled and includes a wash hand basin with vanity unit, low level WC and a double shower unit with chrome rainfall shower, as well as a heated towel rail.

Externally, the property sits within established grounds with an overall plot measuring approx. 0.75 acre, with a mainly lawned garden to the front and side, incorporating a detached outbuilding providing useful storage and housing the oil tank. The grounds extend to an expansive lawn and small field with vegetable patches and mainly stone wall boundaries, all enjoying open countryside views. A resin driveway provides access to the side of the property, leading to a detached double garage with power, lighting, attic storage and twin up and over doors. There is also a patio seating area and a useful external utility room with power, lighting and space for appliances, where there was previously planning permission (now lapsed) to create/incorporate a ground floor shower room.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Off street parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Sewerage treatment plant compliant with regulations

Heating: Oil

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/30032026

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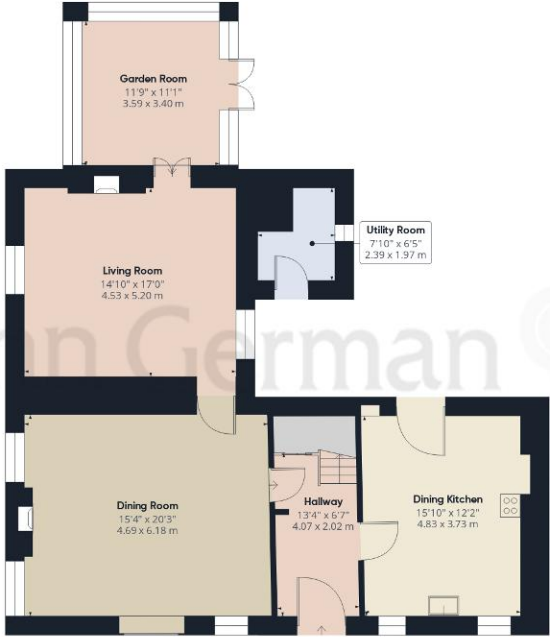
KITCHEN
Chateau de Peguinet Rosé
Olive Oil
Lumin
Cristallin
Salt
Sugar











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
 2317 ft²
 215.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Agents' Notes

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EPC N/A – GRADE II LISTED



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



