

CHARACTER HOME WITH WOODLAND & OUTBUILDINGS

HODGE HEY FARM *WHITTLE FOLD, NEW MILLS*



INTRODUCING

HODGE HEY FARM *WHITTLE FOLD, NEW MILLS*

LOCATED ON THE EDGE OF THE PEAK DISTRICT

 £850,000	 1,603 SQFT	 4 BEDS	 2 BATHS
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A UNIQUE OPPORTUNITY IN NEW MILLS

Set in the heart of the Peak District's stunning countryside, this charming four-bedroom detached farmhouse presents a rare opportunity for those seeking character, space, and serious potential.

Nestled on just under two acres of gardens and private woodland, with uninterrupted views over the Peak District and Kinder Scout, the property is bursting with heritage and scope.

With multiple outbuildings - previously granted planning permission (now lapsed) - this non-listed home invites restoration, reimagination, or development (STPP).

Whether you're a developer, investor, or looking for the perfect family-home, this is one not to miss.

KEY FEATURES

- 4 double bedrooms with original character
- Just under 2 acres of private garden, grounds, and woodland
- Panoramic views of the Peak District & Kinder Scout
- Multiple outbuildings with historic planning precedent
- Non-listed status for renovation or development
- Excellent access to New Mills, Manchester & Sheffield
- Located in an area, with strong local house prices
- Peaceful rural setting with endless potential







LOCAL AREA

Whitle Road is situated in the historic hamlet of Whitle, now part of the vibrant town of New Mills in the High Peak borough of Derbyshire.

Nestled on the northwestern edge of the Peak District National Park, this area offers a unique blend of rural charm and accessibility.

Residents enjoy proximity to essential amenities, including New Mills Primary School and New Mills School, both within a mile's reach. The area is well-connected, with New Mills Central railway station approximately 0.7 miles away, providing convenient links to Manchester and Sheffield.

With its scenic surroundings and strong community feel, Whitle Road represents an appealing location for those seeking a balance between countryside living and modern convenience.



FOR MORE INFORMATION / TO BOOK A PRIVATE VIEWING CONTACT:

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