



## New Cottage Farm Back Oth Cross, Quarnford, Buxton, Asking Price £695,000

- Smallholding comprising of 22.208 acres of land or thereabouts
- Two stone stables with two loft rooms & two timber free standing stables
- Located within the Peak National Park
- Four/five bedroom detached stone house
- Versatile layout
- Excellent views
- Two/Three reception rooms
- Mature well stocked gardens

# New Cottage Farm Back Oth Cross, Buxton SK17 0SS

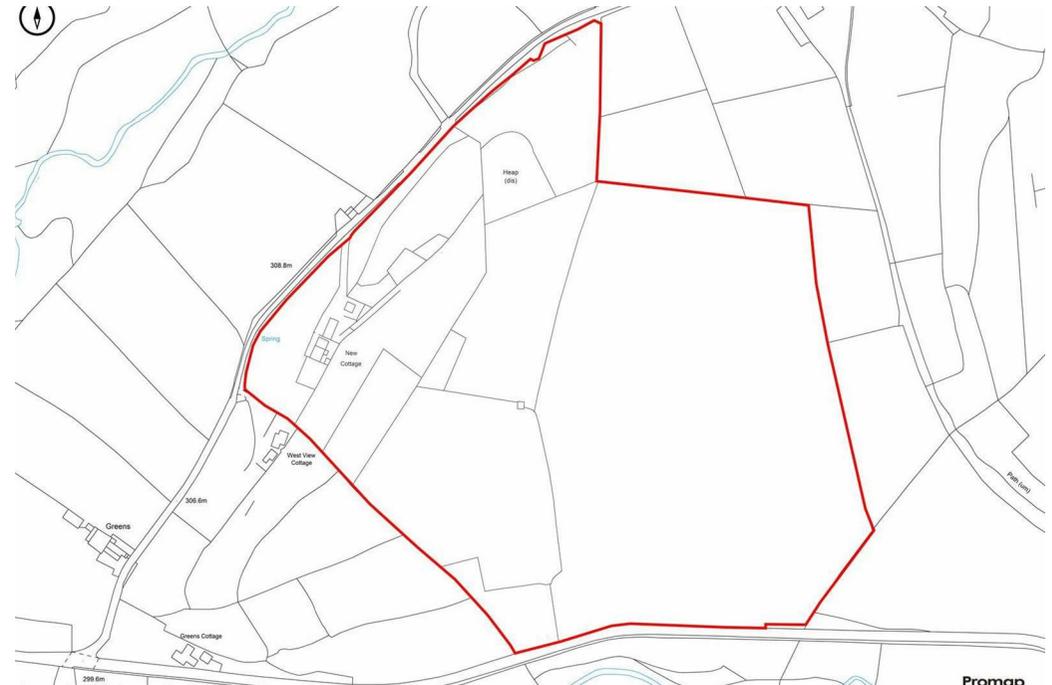
MOTIVATED SELLER, REDUCED BY £100,000. Nestled within the breathtaking Peak National Park, this charming detached house in Quarnford, Buxton, offers a unique opportunity for those seeking a tranquil lifestyle surrounded by nature. The property boasts an impressive 22.208 acres of land, making it ideal for equestrian enthusiasts or anyone looking to embrace the great outdoors.

The residence features four/five spacious bedrooms, providing ample accommodation for families or guests. With two/three well-appointed reception rooms, there is plenty of space for relaxation and entertaining. The character of this property is evident throughout, offering a warm and inviting atmosphere.

For those with equestrian interests, the property includes, two timber freestanding stables, two stone stables, complemented by three loft rooms, one which is currently utilised as an office and the other two as storage. This versatile space can easily be adapted to suit your needs, whether for work or leisure. The



Council Tax Band: G



### **Entrance Porch**

Window to the front and side elevation, tiled flooring, partly tiled, oil fired boiler.

### **Bedroom Five/Reception Room Three**

12'9" x 11'5"

Window to the front elevation, radiator.

### **WC**

Dual flush WC, wash hand basin, window to the rear elevation.

### **Kitchen**

18'2" x 9'3"

Window to the front and rear elevation, freestanding kitchen with Belfast sink unit, space for cooker, tiled flooring.

### **Dining Room**

16'6" x 12'7"

Window to the front and rear elevation, radiator, log burning stove with stone surround, stairs to the first floor, parquet flooring.

### **Living Room**

16'11" x 12'9"

Window to the front and side elevation, radiator, multi fuel burning stove, parquet flooring.

### **Rear Hallway**

Two windows to the rear elevation, door to the rear elevation leading to back garden.

### **WC**

WC, window to the side elevation.

### **First Floor**

### **Landing**

Window to rear elevation, radiator.

### **Bedroom One**

14'0" x 11'3"

Window to the front elevation, radiator, fitted wardrobes.

### **Bedroom Two**

12'9" x 8'9"

Window to the front elevation, radiator, fitted wardrobes.

### **Bedroom Three**

9'6" x 7'3"

Window to the rear and side elevation, radiator, fitted wardrobes.

### **Bedroom Four**

9'5" x 7'6"

Window to the front elevation, radiator.

### **Bathroom**

Window to the rear elevation, corner bath, ladder radiator, lower level WC, pedestal wash hand basin.

### **Externally**

### **Stable**

12'7" x 9'6"

Power and light connected.

### **Stable**

12'5" x 12'4"

Power and light connected.

### **Office/Storage**

12'4" x 9'1"

Door to the rear elevation, window to the rear elevation, Velux window, stone fire surround, electric storage heater.

### **Office Storage**

12'7" x 11'3"

Window to the rear elevation, storage heater.

### **Loft Room/Storage**

### **Timber Stables**

Two timber free standing stables.

### **Sectional Detached Building/Garage/Store**

### **Land**

21.85 acres of grazing land located to the rear of the property, please refer to the plan.

### **Garden/Driveway**

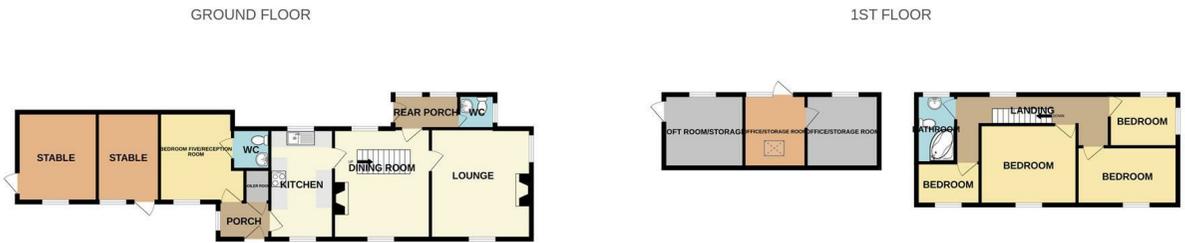
Mature well stocked garden located to the front of the property, gravel driveway located to the side with off road parking for a number of vehicles.

### **AML REGULATIONS**

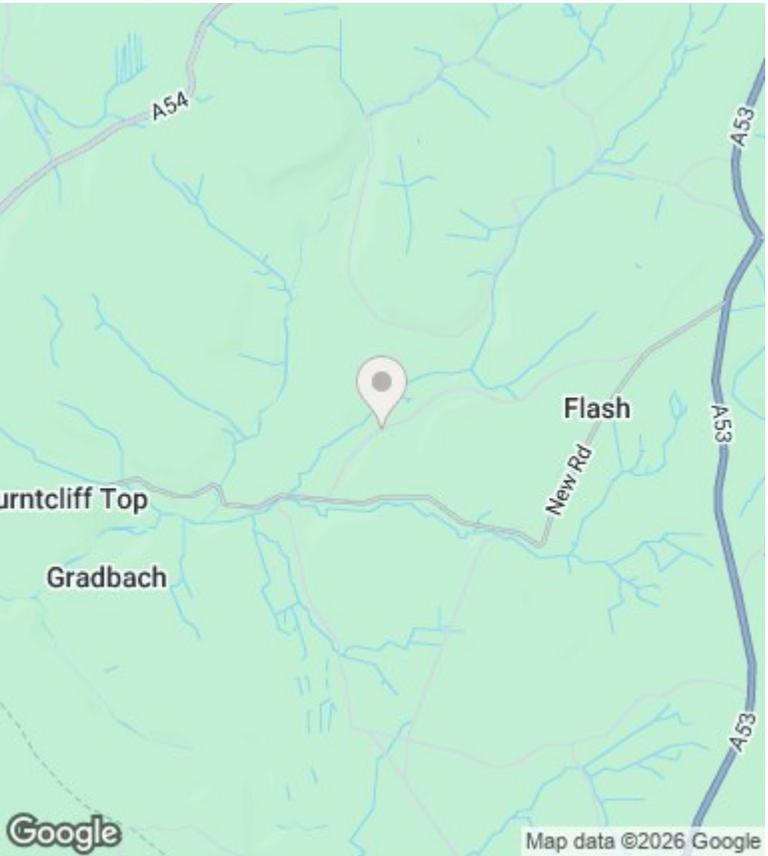
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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**Directions**

**Viewings**

Viewings by arrangement only. Call 01538 372006 to make an appointment.

**Council Tax Band**

G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	