



Hawthorn Farm Guest House Fairfield Road

Buxton, SK17 7ED

£1,000,000



Hawthorn Farm Guest House Fairfield Road

Buxton, SK17 7ED

Tenure Freehold Council Tax Band A



We are delighted to offer for sale this substantial property and successful business, offering accommodation for up to 21 guests in total, as well as owner living accommodation. This Grade II listed former farmhouse, part of which is believed to date back to the 1580s, Hawthorn Farm was owned for hundreds of years by the Duke of Devonshire and was eventually sold into private ownership in the early 1900s. Today Hawthorn Farm guest house offers accommodation of the very highest standards with self-catering cottages and bed and breakfast rooms. The main farmhouse provides two-bedroom living accommodation for the owners as well as a guest dining room and a well-stocked modern kitchen and two further en-suite guest rooms. On site Lavender Cottage offers fabulous three bed en-suite accommodation and Walnut Cottage offers fabulous two-bedroom, two-bathroom accommodation for guests with outside seating areas and garden areas etc. With two further ground floor double bedrooms 5 and 6 Hawthorn Farm, both with en-suite shower rooms. There are 2 x 11kW charging points for electric vehicles.

Walnut & Lavender Cottages are also self catering and there is planning for rooms 5 & 6 Hawthorn Farm plus the garage for more self catering. The Main house could be owner accommodation, B&B or self catering.

Hawthorn Farm is well set back from the road on the outskirts of Buxton, with easy road communication links, has formal, delightful gardens and off-road parking for many vehicles. The sale of Hawthorn Farm offers the discerning purchaser a fabulous opportunity to acquire this successful, very well established business with living accommodation on the outskirts of Buxton.

DIRECTIONS

From our Buxton office bear right and right again at the Spring Gardens roundabout. Follow the road proceeding across the first two roundabouts, turning left at the third roundabout and proceed up Fairfield Road. At the very top of Fairfield Road Hawthorn Farm Guest House will be seen well set back from the road on the right-hand side.

GROUND FLOOR

Entrance Hall
74" x 35" (2.24m x 1.04m)

Inner Hallway
127" x 40" (3.84m x 1.22m)

Kitchen
196" x 100" (5.94m x 3.05m)

Fitted with an excellent quality range of base and eye level units and granite working surfaces, incorporating a stainless-steel double sink unit. With six ring gas/electric Range oven and space and plumbing for two dishwashers. Hand wash sink, feature radiator, stainless steel extractor., space for an American style fridge/freezer and door to outside.

OWNER ACCOMMODATION

B&B OR SELF CATERING

Lounge
171" x 165" (5.21m x 5.00m)

With a feature stone fireplace surround and mantelpiece over with stone chimney breast incorporating a recessed fireplace with cast iron log burning stove. T.V. aerial point, exposed ceiling beams, three wall light points, two double radiators and four sealed unit double glazed windows.

Guest Dining Room
153" x 1410" (4.65m x 4.52m)

With stone flagged flooring, bay window with window seat, feature red brick recessed fireplace with decorative wooden mantelpiece over, incorporating a cast iron log burning stove and feature beamed ceiling.

Storeroom
140" x 59" (4.27m x 1.75m)

With window to outside.

Owner Accommodation Office
1310" x 93" (4.22m x 2.82m)

Sealed unit double glazed window and single radiator.

FIRST FLOOR

Landing
175" x 33" (5.31m x 0.99m)

Guest Bedroom One
163" x 911" (4.95m x 3.02m)
With two Victorian style radiators, T.V. aerial point and sealed unit double glazed window.

Bathroom
88" x 54" (2.64m x 1.63m)
Fitted with a panelled bath with shower over and shower screen, low level w.c. and wall mounted washbasin. Heated towel rail, extractor fan and frosted sealed unit double glazed window.

Guest Bedroom Two
141" x 80" (4.29m x 2.44m)
With feature radiator, T.V. aerial point and sealed unit double glazed window.

En-Suite Shower Room
80" x 37" (2.44m x 1.09m)
With a glazed double shower unit and shower, vanity washbasin, low-level w.c., heated towel rail and extractor fan.

Owner Accommodation Landing
163" x 30" (4.95m x 0.91m)
Two wall light points and sealed unit double glazed window to rear.

Owner Bedroom One
197" x 109" (5.97m x 3.28m)
With substantial dressing room area, double radiator, beamed ceiling and three sealed unit double glazed windows.

En-Suite Bathroom
97" x 55" (2.92m x 1.65m)
With panelled bath with shower over and shower screen, vanity washbasin, low-level w.c., heated towel rail and extractor fan.

Owner Bedroom Two
911" x 102" (3.02m x 3.10m)
Double radiator and sealed unit double glazed window.

Bathroom
510" x 92" (1.78m x 2.79m)
Fitted with a panelled bath with shower over and shower screen, low level w.c. and vanity washbasin. With heated towel rail, extractor fan and sealed unit double glazed window.

Laundry Room
55" x 211" (1.65m x 0.89m)
With space and plumbing for a washing machine, space for tumble dryer and window.

WALNUT COTTAGE B&B OR SELF CATERING

GROUND FLOOR

Dining/Kitchen
148" x 74" (4.47m x 2.24m)
Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a one and a half bowl stainless steel single drainer sink unit. Space for an electric cooker, space and plumbing for a dishwasher, feature radiator and sealed unit double glazed front entrance door.

Lounge
134" x 122" (4.06m x 3.71m)
With T.V. aerial point, under stairs storage, feature radiator and stairs to first floor. Sealed unit double glazed window and wooden door to front porch.

Front Porch
Enclosed seating area with glazed sliding patio door to front.

Tel: 01298 24383

Bedroom One

12'4" x 8'7" (3.76m x 2.62m)

With double radiator, T.V. aerial point, sealed unit double glazed window and wooden door to front porch.

Front Porch

Enclosed seating area with glazed sliding patio door to front.

En-Suite Bathroom

7'6" x 4'6" (2.29m x 1.37m)

Fitted with an excellent quality suite comprising of panelled bath with shower over and shower screen, low level w.c. and vanity washbasin. With heated towel rail and extractor fan.

FIRST FLOOR

Bedroom Two

12'5" x 8'11" (3.78m x 2.72m)

With double radiator, ceiling beams, T.V. aerial point and sealed unit double glazed window.

En-Suite Shower Room

5'10" x 4'10" (1.78m x 1.47m)

With a glazed walk-in shower cubicle and shower, low level w.c., vanity washbasin, heated towel rail and extractor fan.

OUTSIDE

Walnut Cottage has an enclosed private lawned garden with outside seating areas.

LAVENDER COTTAGE

B&B OR SELF CATERING

GROUND FLOOR

Entrance Hall

5'0" x 3'10" (1.52m x 1.17m)

With stairs to first floor and single radiator.

Bedroom One

10'5" x 10'4" (3.18m x 3.15m)

With double radiator, wall light point, T.V., aerial point and sealed unit double glazed door leading out to the front patio.

En-Suite Shower Room

6'8" x 4'9" (2.03m x 1.45m)

With glazed double shower rail and shower, low level w.c., pedestal washbasin, heated towel rail, extractor fan and sealed unit double glazed window.

Bedroom Two

11'11" x 8'5" (3.63m x 2.57m)

With two wall light points, T.V. aerial point, double radiator, beamed ceiling and frosted sealed unit double glazed window.

En-Suite Bathroom

7'7" x 4'6" (2.31m x 1.37m)

Fitted with an excellent quality suite, comprising of panelled bath with shower over and shower screen, low level w.c. and wall mounted washbasin. With tiled flooring, heated towel rail and extractor fan. Half tiled throughout.

FIRST FLOOR

Kitchen/Lounge

24'5" x 17'8" (7.44m x 5.38m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a single drainer sink unit with splash back. With space and plumbing for a washing machine, space for a cooker, space and plumbing for a dishwasher and space for a larder fridge. With feature beamed ceiling with raised seating area and two sealed unit double glazed windows.

Bedroom Three

12'1" x 11'3" (3.68m x 3.43m)

With double radiator, beamed ceiling and sealed unit double glazed window.

En-Suite Shower Room

6'1" x 5'10" (1.85m x 1.78m)

With free-standing claw foot bath, pedestal washbasin, low-level w.c., tiled floor, heated towel rail and extractor fan.

5 HAWTHORN FARM

Entrance Porch

With tiled flooring.

Bedroom

11'4" x 8'11" (3.45m x 2.72m)

With beamed ceiling, T.V. aerial point and double radiator.

En-Suite Shower Room

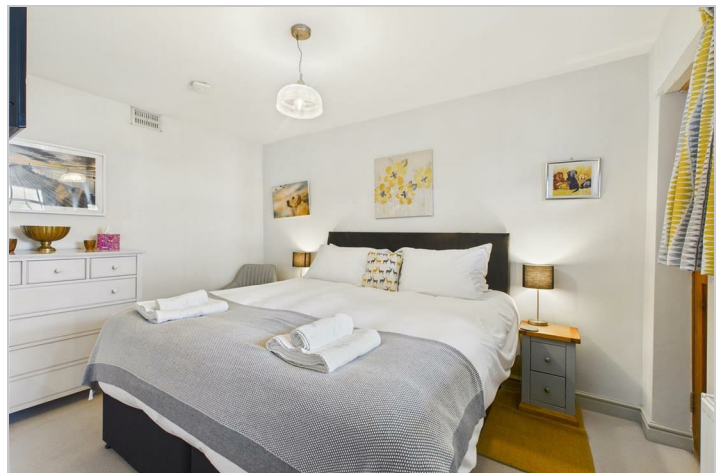
8'2" x 3'8" (2.49m x 1.12m)

With glazed shower cubicle and shower, vanity washbasin, low-level w.c., extractor fan and heated towel rail.

6 HAWTHORN FARM

Entrance Porch

7'9" x 3'5" (2.36m x 1.04m)



Road Map



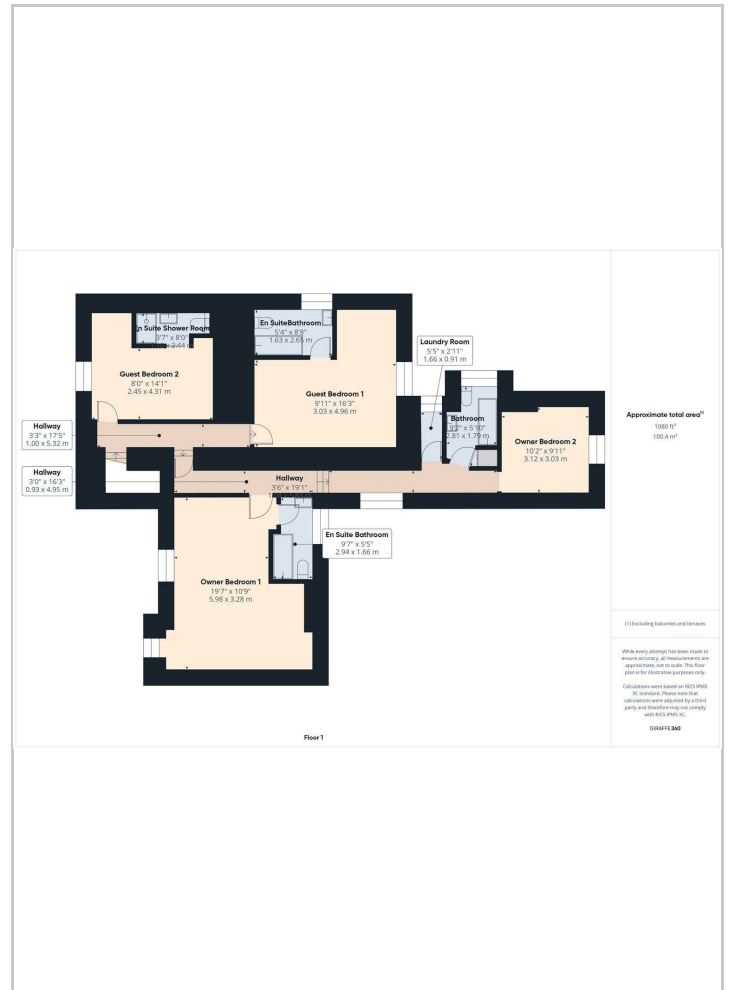
Hybrid Map



Terrain Map



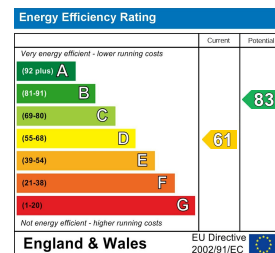
Floor Plans



Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Important Notice

Mellors Estate Agents, their solicitors and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Mellors Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

1 Grove Parade, Buxton, Derbyshire, SK17 6AJ

Tel: 01298 24383 Email: info@mellors.org.uk www.mellors.org.uk