



Whitelea Farm Castleton



**Whitelea Farm
Warehouse Lane
Castleton
S33 8WB**



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0.86 ac

A delightful opportunity to acquire a detached five bed dwelling, offering scope for modernisation, providing far reaching views over the valley together with 0.86 acres of grassland.

The property is subject to an Agricultural and Local Occupancy Condition.

For sale by Private Treaty.

Guide Price: £600,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





WhiteLea Farm

Location:

Whitelea Farm is situated in a stunning rural location just outside the sought after village of Castleton, which lies within the Peak District National Park. The property has a fantastic setting along the Losehill ridge with far reaching views over the Castleton valley and countryside. Whilst its setting is rural, the property is in reach of nearby towns and cities which have good transport links. The village offers basic amenities including a primary school, public houses, village shops, Fish and Chip shop and a Church. A more comprehensive range of facilities including supermarkets and high street shops can be found in the nearby market towns of Chapel en le Frith (7.5 miles), Bakewell (13.5 miles) and the former spa town of Buxton (10 miles), together with the cities of Sheffield (17.5 miles) and Manchester (28 miles) away.

Description:

The sale of Whitelea Farm offers the opportunity to acquire a good sized detached family dwelling, with 0.86 acres of land in total, providing a rare offering in the village, Whitelea Farm would benefit from a modernisation scheme but offers a purchaser an exciting project—the property is subject to an Agricultural Occupancy Clause.

Directions:

From Hope, use Castleton Road (a6187), before entering the Castleton Village there lies a right hand turn onto Warehouse Lane, Continue on this road until the For Sale board is found on the right hand side, which indicates the property.

What3Words///narrowest.goat.overture

Accommodation

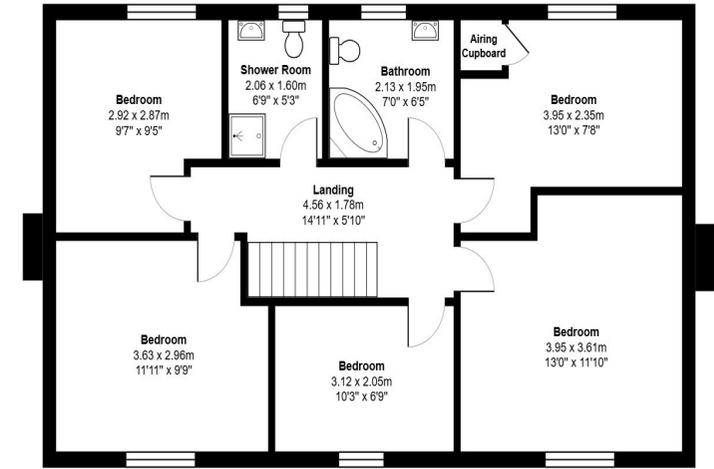
The House

WhiteLea Farmhouse would benefit from a scheme of modernisation, but hosts five double bedrooms offering scope for an impressive family home. The property benefits from far reaching views down the valley and over surrounding countryside.

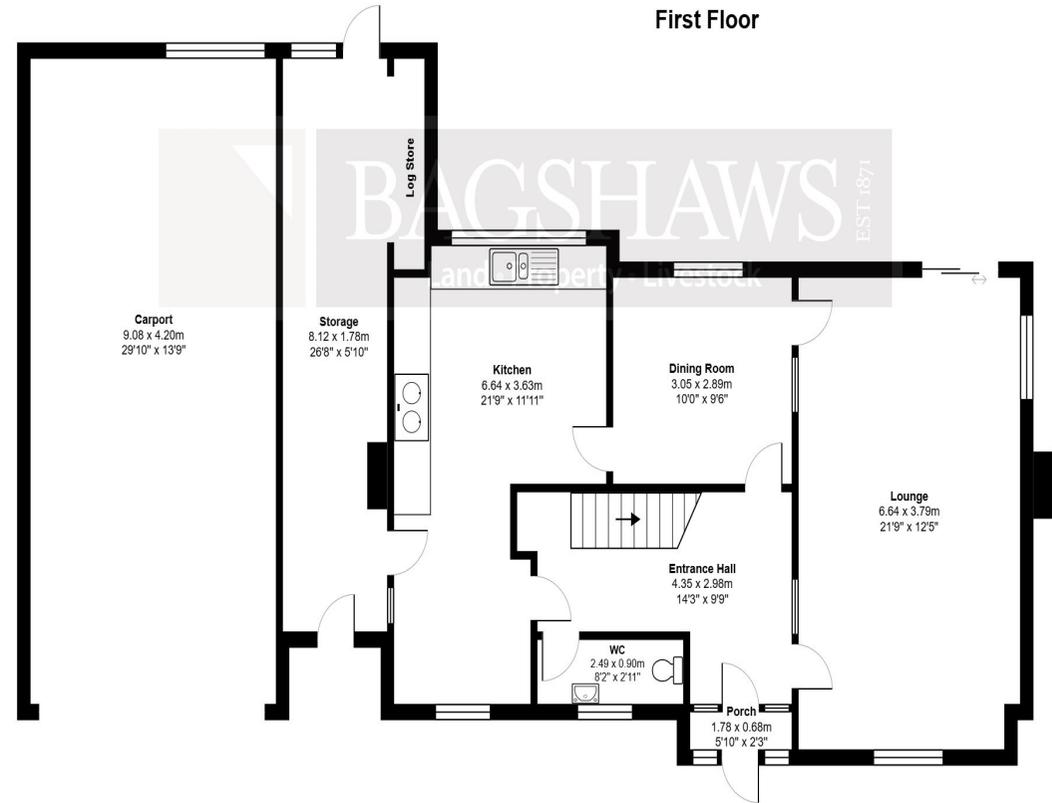
Occupancy Condition

The property is subject to an Agricultural and Local Occupancy Condition, restricting the occupation of the property to those who are employed, or last employed, in the locality of agriculture or forestry, or a widow or widower of such a person and to any resident dependants. Please contact the Bakewell Office for further details.





First Floor



Ground Floor

All measurements are approximate and for display purposes only

Externally

Whitelea Farm benefits from 0.86 acres in total, all down to grass with post and wire fenced boundaries, the house and land can be accessed separately off the access road.



General Information

Services:

Mains Electric and Water, Private drainage and Oil Fired central heating.

Tenure and Possession:

The property is sold freehold, with vacant possession granted upon completion.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Rights of Way, Wayleaves and Easements:

The property is sold subject to, with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars.

Council Tax Band: C

EPC Rating: TBC

Local Authority:

High Peak Borough Council.

Vendor's Solicitors:

TBC

Viewing:

Strictly by appointment only through the selling agents Bagshaws at the Bakewell Office on 01629 812777.

Method of Sale:

The property is for sale by Private Treaty.

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this location.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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