



Highfields Farm  
Onecote | Leek | Staffordshire | ST13 7RZ

FINE & COUNTRY

# HIGHFIELDS FARM

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*Highfields Farm is a stunning countryside property that merges a rich heritage, rustic allure with exceptional potential. This distinguished property boasts six generous bedrooms, four bathrooms and three elegant reception rooms, all set on around 7 acres of land, offering an unrivalled sense of space and seclusion. Alongside Highfields Farm there is a two bedroomed self-catering holiday barn, offering those who wish the opportunity to run their own business within the beautiful Peak District National Park or to use as space for multi-generational family living.*

*Celebrated in documentaries and articles, Highfields Farm offers the perfect representation of classic British countryside living.*



# GROUND FLOOR

As you step onto the ground floor of this traditional country farmhouse, you are greeted by an inviting ambiance that sets the tone for the rest of the home. The charming kitchen and dining area, with its tasteful finishes and abundant natural light, naturally draws family and friends together, creating the perfect backdrop for shared meals and lively conversations. This heart of the home is designed to foster connection and warmth, embodying the spirit of country living.

The living room captivates with its rich historical significance, offering a glimpse into the farmhouse's storied past. Steeped in character, this room serves as a warm retreat, ideal for cosy evenings spent by the fire or intimate gatherings with loved ones, where the essence of farmhouse charm comes alive.

The annex features a second living area that is fully adaptable to meet your needs and lifestyle, whether you envision it as a playroom, home office, or additional lounge space. The layout of the ground floor offers remarkable versatility, complemented by the thoughtfully designed annex, which includes a spacious first-floor bedroom. This private area not only provides comfort and convenience for guests or family members but also ensures they enjoy their own sanctuary within the home.





# SELLER INSIGHT

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*From the moment we first moved into Highfields Farm, we knew it was a place unlike any other. Its history and charm immediately captured our hearts, and we felt honoured to be part of its story. The farmhouse, with its traditional stonewalls, original beams, and timeless character, offers a warm and inviting atmosphere that has made it a true family home. We've cherished every season here, from cosy winter evenings by the wood burner, listening to the wind dance around the house, to bright summer mornings with sunlight pouring through the south-facing windows.*

*The snug, with its peaceful views down the valley, has been a favourite hideaway, offering the perfect spot to relax and unwind after a day working on the farm. Beyond its beauty, Highfields Farm has provided an incredible lifestyle for our family. The surrounding landscape is simply breathtaking, with wildlife in abundance, including barn owls and curlews that return each year, filling the air with their unforgettable calls. The peaceful seclusion has given us the freedom to raise our children in a world of adventure, where every day brings new discoveries. We've also enjoyed sharing this special place with guests, converting two historic barns into charming holiday accommodations, so others can experience the magic of the Peak District and life on the farm.”*

*“The sense of community here has been wonderful as well, whether it's celebrating with family and friends in the farmhouse kitchen or taking part in local traditions, we've always felt connected. This is more than just a house, it's a place that embraces you with its warmth, history, and endless opportunities to create your own memories. For us, it's been a dream fulfilled, and now we look forward to passing this treasured home on to someone who will love it just as much as we have”\**

\* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# FIRST FLOOR & SECOND FLOOR

On the first floor, you'll find three well-proportioned bedrooms, one featuring an ensuite bathroom. The other two bedrooms are served by a family bathroom, offering plenty of space for a growing family. These versatile rooms have been adapted over the years, showcasing the home's flexibility to evolve with your needs, having been used as everything from home offices to playrooms.

The second floor boasts two generously sized bedrooms, offering stunning views over the countryside. These peaceful, light-filled spaces are ideal for unwinding at the end of the day, continuing the theme of country charm that defines Highfields Farm.









# ANNEXE

This thoughtfully designed annex boasts a first floor bedroom, perfect for hosting guests or family comfortably. The ground floor features a flexible lounge area that can serve as a cosy living space, a home office, or a recreational spot. Additionally, there's a ground-floor shower room for convenience, catering to those using the lounge and for extra functionality, the annex includes some kitchen facilities, enabling guests to prepare light meals and enjoy a level of independence during their stay.





# HERDWICK BARN

Returning to the ground floor, you'll discover a beautifully crafted two-bedroom holiday cottage that exudes charm and character. Every detail of this inviting space has been meticulously hand-finished by the current owner, showcasing a profound love for craftsmanship that truly shines through in every corner. From the warm, rustic finishes to the carefully chosen furnishings, the cottage invites you to unwind and feel at home.

Imagine this cottage serving as an extension of your family living, where you can host loved ones for relaxing getaways or celebrate special occasions amidst the stunning backdrop of the countryside. Alternatively, envision the potential for it to become a lucrative rental opportunity, allowing you to share the magic of this property with visitors eager to experience the beauty of rural life. This cottage not only enhances the overall appeal of the estate but also offers a unique chance to create lasting memories or generate additional income, making it a versatile asset that perfectly complements the enchanting surroundings.





# OUTSIDE

Stepping outside you'll discover 7 acres of diverse farmland rich in both flora and fauna. Currently home to a small flock of Herdwick sheep. This expansive outdoor space provides a perfect playground for children to roam and explore, fostering a sense of adventure and the opportunity to create lifelong memories. Whether it's playing games, enjoying picnics or those seeking a more self-sufficient small holding lifestyle or simply basking in the peacefulness of nature this setting offers an authentic country lifestyle.







## LOCAL AREA

Set in the tranquil Peak District National Park, Highfields Farm offers the perfect balance of rural seclusion and accessibility. The surrounding landscape is rich in natural beauty, with nearby walking trails and rolling hills providing endless opportunities for outdoor recreation. Just a short drive away is Dovedale, a stunning limestone valley renowned for its picturesque stepping stones and scenic hiking routes along the River Dove. Equally nearby is Ilam Hall, a majestic National Trust property, offering beautiful gardens and parklands ideal for leisurely strolls, as well as a glimpse into local history.

For those who enjoy water-based activities or simply wish to enjoy the serene views, Rudyard Lake is also within easy reach. Known for its calm waters and scenic surroundings, it's perfect for boating, fishing, and peaceful walks along the shoreline.

Despite its peaceful setting, Highfields Farm remains conveniently close to local amenities, shops, and schools, with a free school bus service from the top of the drive to three main primary, middle and high schools for the area. Also within easy access to nearby villages and towns of Leek and the spa town of Buxton.

This makes it an ideal location for those seeking the charm of country living, combined with the conveniences of modern life.



# INFORMATION

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## Services, Utilities & Property Information

### Utilities

Private Water Supply from Borehole | Oil Central heating | Septic Tank

### Mobile Phone Coverage

Mobile signal is available in the area we advise you to check with your provider

### Broadband Availability

Broadband Speed is available in the area, with predicted highest available download speed 3 Mbps and highest available upload speed 1 Mbps

## Local Authority

Staffordshire County Council

Council Tax Band: D

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number +44 7585 495779

## Opening Hours

Monday to Friday	8.00 am – 8.00 pm
Saturday	9.00 am – 4.30 pm
Sunday	9.00am – 4pm



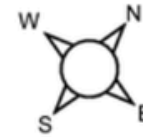
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Highfields Farm, Onecote, Leek  
 Approximate Gross Internal Area  
 Main House = 1983 Sq Ft/184 Sq M  
 Herdwick Barn = 1333 Sq Ft/124 Sq M  
 Outbuilding = 2372 Sq Ft/220 Sq M  
 Annexe = 471 Sq Ft/44 Sq M  
 Total = 6159 Sq Ft/572 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 22.10.2024







CHENILLE WOOD  
PARTNER AGENT

Fine & Country Staffordshire  
T: +44 (0) 7585 495 779  
chenille.wood@fineandcountry.com

I specialise in the affluent areas of Chester & Staffordshire. My experience in real estate spans over 7 years, holding a degree in interior architecture from Sheffield Hallam University, my expertise lies at the intersection of investment and design, where I've honed the skills necessary to guide clients through the intricate world of real estate.

In my role, I go beyond the transactional aspects; it's about understanding the individuality of each property. Your home is not just a space; it's a story. From architectural nuances to thoughtful layouts, my goal is to convey the character that makes your home stand out.

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## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country  
Tel: +44 (0) 7585 495 779  
chenille.wood@fineandcountry.com  
Woodland Lodge Dunston Business Village, Dunston, Stafford, ST18 9AB

