



## **Crakelow Farm , Buxton, SK17 0HW**

**£1,800 Per month**

Call us to arrange a viewing 9am - 9pm 7 days a week!

A Four-Bedroom Detached Farmhouse Set In A Private Rural Position Near Sheen, Buxton, Offering Spacious And Versatile Accommodation With Far-Reaching Countryside Views. Featuring A Large Kitchen Diner, Two Generous Reception Rooms Including A Lounge With Log Burner, Principal Bedroom With Ensuite, Ample Parking And Extensive Garden Space, This Property Delivers Genuine Rural Living With Space And Privacy Throughout.

## Denise White Agent Comments

Set in an countryside location close to Sheen, Buxton, this four-bedroom detached farmhouse offers a rare opportunity to enjoy peaceful rural living with far-reaching views. Tucked away from main roads and neighbouring homes, the property delivers exceptional privacy alongside generous indoor and outdoor space.

A long private driveway leads to the property, providing ample off-road parking for several vehicles. The surrounding gardens wrap around the home, creating a spacious outdoor setting perfect for relaxing, entertaining, or simply enjoying the open countryside backdrop.

Inside, the home is both welcoming and highly functional. A spacious kitchen diner sits at the heart of the property, ideal for modern family life and social gatherings. The main lounge is a warm and inviting retreat, complete with a charming log burner, and flows through to a second versatile reception room – perfect as a dining room, snug, or home office. A convenient ground floor wet room adds further practicality.

Upstairs, the principal bedroom features its own ensuite and enjoys stunning countryside views. Three additional well-sized bedrooms provide flexible accommodation for family, guests, or workspace needs, all served by a family bathroom.

Combining character, space, and a truly tranquil setting, this charming farmhouse is perfectly suited to those seeking a quieter lifestyle without compromising on comfort or versatility.

## Location



Sheen is a small rural hamlet situated in open countryside near the historic spa town of Buxton, on the edge of the Peak District National Park. The area is characterised by rolling farmland, wide open views and a strong sense of privacy, making it ideal for those seeking a quieter pace of life.

Despite its rural setting, Buxton is within reasonable driving distance and provides a comprehensive range of amenities including supermarkets, independent shops, cafés, restaurants, healthcare facilities and well-regarded schools. The town also offers rail links and good road connections to surrounding centres such as Leek, Bakewell and Macclesfield.

The surrounding Peak District countryside offers extensive walking, cycling and outdoor pursuits, with nearby villages providing traditional country pubs and community facilities. Sheen appeals particularly to those looking for space, scenery and a genuine rural environment while still retaining access to everyday amenities within a short drive.

### **Kitchen Diner**

20'8" x 12'7" (6.31 x 3.86)



Tiled flooring. Wall mounted radiator. Fitted with a range of wall and base units. Integrated oven. Integrated hob. Integrated fridge freezer. Drainer style sink unit. uPVC windows. Access to lounge. Stair access leading to first floor accommodation. Ceiling light.

### **Lounge**

25'10" x 14'7" (7.89 x 4.46 )



Wooden flooring. Wall mounted radiators. Log burner. uPVC Windows. Access into reception room. Access to kitchen. Ceiling lights.

### **Reception Room**

19'7" x 11'4" (5.99 x 3.47)



Fitted carpet. Wall mounted radiator. uPVC window. Ceiling lights. Access to rear hallway and shower room.

### **Wet Room**

9'6" x 9'3" (2.92 x 2.82 )



Tiled flooring. Wash hand basin. WC. Shower attachment. uPVC window. Ceiling light.

### First Floor Landing



Fitted carpet. Wall mounted radiator. uPVC Windows. Stair access leading to ground floor accommodation. Ceiling lights.

### Bedroom One

12'7" x 11'6" (3.84 x 3.53 )



Fitted carpet. Wall mounted radiator. uPVC windows. Access to en suite. Ceiling light.

### En Suite

8'11" x 7'5" (2.72 x 2.28 )



Wooden flooring. Pedestal style wash hand basin. WC. Shower cubicle. uPVC window. Ceiling light.

### Bedroom Two

15'0" x 14'3" (4.59 x 4.36 )



Fitted carpet. Wall mounted radiator. uPVC window. Ceiling light.

### Bedroom Three

12'9" x 10'1" (3.90 x 3.08 )



Fitted carpet. Wall mounted radiator. uPVC window. Ceiling light.

### Bedroom Four

12'2" x 9'10" (3.71 x 3.00)



Fitted carpet. Wall mounted radiator. uPVC window. Ceiling light.

### Bathroom

5'10" x 5'5" (1.80 x 1.66 )



Wooden flooring. WC. Pedestal style washbasin. Bath. Shower attachment. Ceiling light.

### Holding Deposit

A holding deposit equivalent to one week's rent (£415) is required to reserve the property. With your agreement, this amount will be deducted from the first month's rent upon successful commencement of the tenancy.

### Security Deposit

A security deposit equivalent to five weeks' rent (£2075) is required. This will be protected in a government-approved scheme (Deposit Protection Service - DPS) and returned at the end of the tenancy, subject to any deductions if applicable. Please note that no interest is paid on the deposit.

### Agent Notes

Tenure: Leasehold

Services: Oil

Council Tax: Staffordshire Moorlands Band G

EPC: E

## About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

**We Won!!!**



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

# Floor Plan

Approx Gross Internal Area  
185 sq m / 1992 sq ft



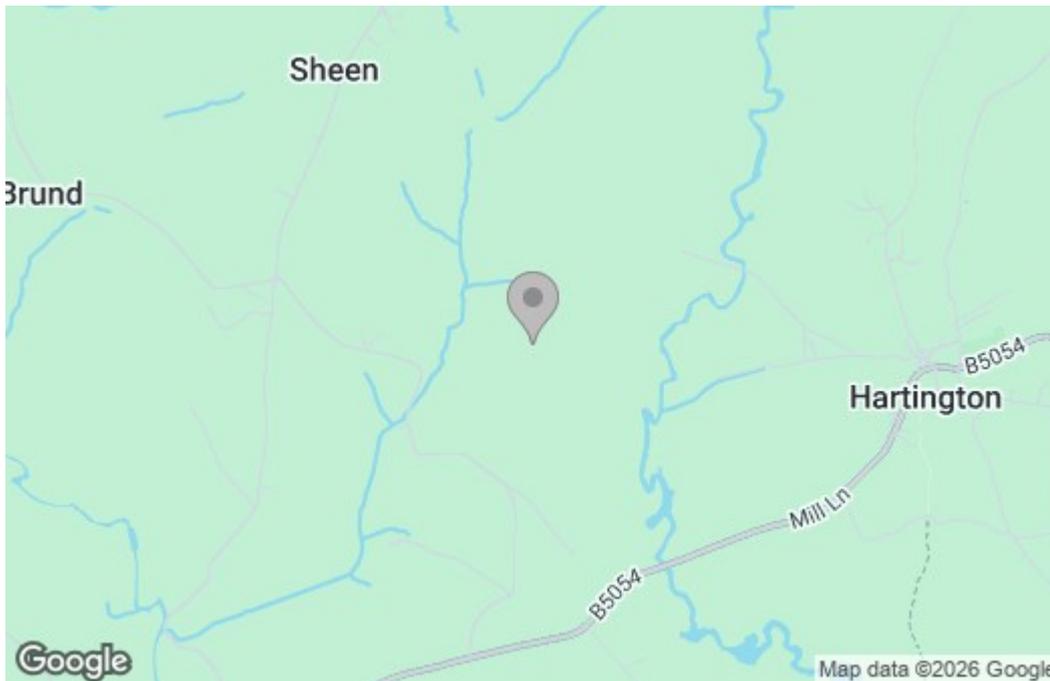
Ground Floor  
Approx 104 sq m / 1117 sq ft

First Floor  
Approx 81 sq m / 875 sq ft

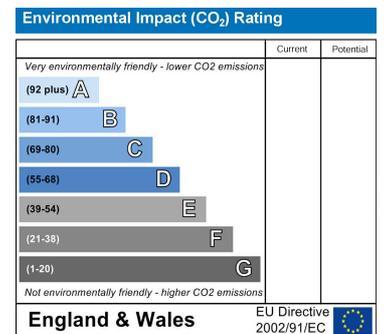
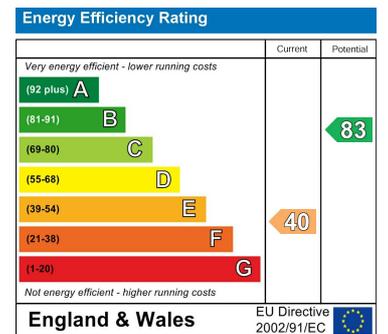
□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.