



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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Lower Hayes Gate Farm, Hulme End, Buxton, SK17 0HB
For Sale by Private Treaty
OIRO £750,000



SITUATION

Lower Hayes Gate Farm is situated close to the small rural village of Warslow, located in the Staffordshire Moorlands.

The property lies approximately 11 miles south of Buxton, 12 miles from Bakewell and 9 miles east of Leek.

DIRECTIONS

From our Leek office, take the A523 towards Buxton for approximately 1 mile, taking a right hand turn along Thorncliffe Road taking you past the Reform Inn Public House. Continue along this road for approximately 3 miles before turning right opposite the Mermaid Inn Guest House. Continue along this road for approximately 2 miles before bearing right onto Leek Road taking you to Warslow. At the T junction turn left onto the B5053, continuing for approximately 1 mile before turning right onto Hayes Gate Road. Follow this road for approximately 1 mile and Lower Hayes Gate Farm will be situated on the right signposted by one of our 'For Sale' signs.

what3words:

///fortunes.beards.poetry



Lower Hayes Gate Farm offers an exciting opportunity to acquire a substantial three bedroom detached property in need of a little modernisation in the heart of the Staffordshire Moorlands and close to the picturesque Peak District National Park. The property boasts a double drive entrance, with plenty of parking for multiple vehicles and a large garden to the front surrounded by traditional stone walls. Lower Hayes Gate benefits from additional adjoining grassland extending to 1.8 acres or thereabouts with separate double gated access.

With exceptional views from every aspect and an idyllic rural setting the property presents itself as an ideal family home, potential equestrian steading or for those looking for a sizeable home in the countryside. Lower Hayes Gate Farm whilst still being rural is close to all local amenities and popular walking spots. A viewing is highly recommended to appreciate all this property has to offer.

LOWER HAYES GATE FARM

Lower Hayes Farm offers a three bedroom detached stone and tile traditional farmhouse in the heart of the Staffordshire Moorlands countryside, the property benefits from a double-entrance driveway and large garden to the front. The property is offered together with a small parcel of land to the side extending to 1.8 acres or thereabouts, benefiting from separate double gated access from Hayes Gate Road and a timber constructed outbuilding.

The property briefly comprises the following accommodation: -

Front Door leading to Large Entrance Hallway

Entrance Hall – 2.69 x 3.84m

With carpet floor, radiator, built in cupboards with **staircase** leading to **First Floor landing**.

Reception Room – 3.71 x 3.72m

With carpet floor, AGA log burner in surround, radiator, and window to two elevations

Kitchen – 3.93 x 4.97m

With tiled floor, wall and base units, Rayburn, windows to two elevations and radiator and exposed beams.

Utility – 2.00 x 2.32m

With tiled floor, base units and window to one elevation.

Cloakroom – 2.02 x 1.85m

With tiled floor and door out to rear of property.

Lounge - 4.27 x 3.93m

With carpet floor, window to one elevation, radiator and open fire.

Bathroom/Shower Room

With tiled floor, full tiled walls, shower, hand wash basin and WC.



Dining Room – 3.94 x 5.46m

With carpet floor, radiator, open fire and windows to two elevations.

Storeroom – 2.96 x 4.40m

With window to two elevations.

Staircase leading to **First Floor Landing** and giving access to: -

Large Landing Space**Master Bedroom – 3.97 x 5.48m**

With carpet floor, radiator and windows to three elevations.

Bedroom 2 – 3.72 x 4.14m

With carpet floor, radiator and windows to two elevations.

Bedroom 3 – 3.94 x 2.72m

With carpet floor, radiator and window to

Storeroom – 2.27m to eaves**Storeroom – 2.27m to eaves****Bathroom**

With bath, hand wash basin, WC, and bidet, built in cupboards, radiator and window to one elevation.

OUTSIDE

To the front of the property there is a double driveway with large level garden to the centre with flower borders. To the side of the property there is a further small garden area and space for the parking of multiple vehicles.



FLOOR PLAN



Total area: approx. 2306.7 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE

<div>Lower Hayes Gate Farm Hulme End Buxton SK17 0HB</div> <div>Energy rating F</div>		Score	Energy rating	Current	Potential
		92+	A		
		81-91	B		
		69-80	C		
		55-68	D		65 D
		39-54	E		
Valid until 16 October 2035		Certificate number 2816-5122-1525-0289-6648			
Property type Detached house		21-38	F	34 F	
Total floor area 214 square metres		1-20	G		

LAND

The land extends to 1.84 acres or thereabouts altogether and is very level in nature, being in good heart. The land is capable of growing good crops of grass, suitable for mowing and grazing purposes. Within the land is a timber construction outbuilding suitable for a garage or workshop. The land is suitable for equestrian or amenity use as desired.

Please Note

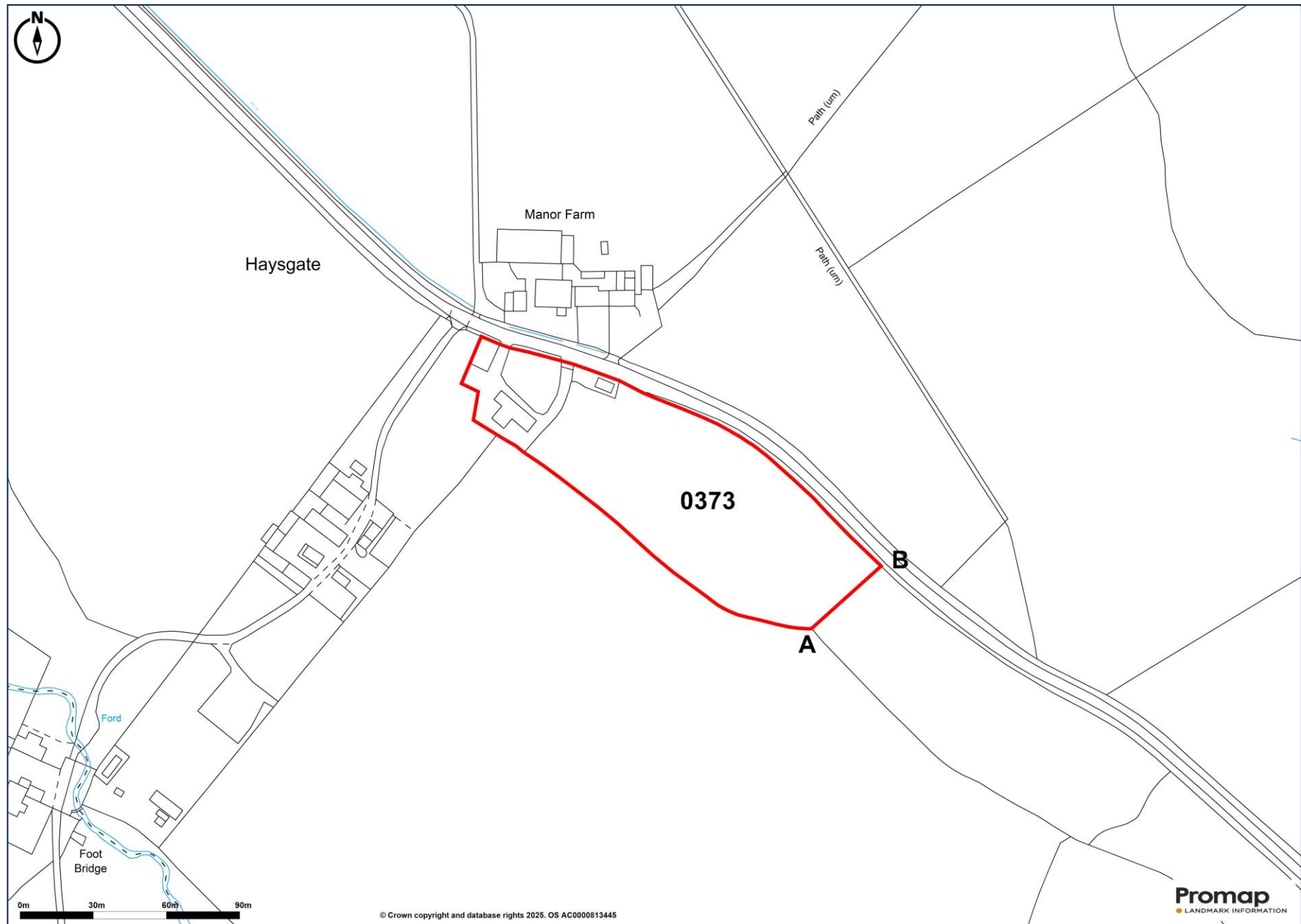
The area marked A to B on the attached plan is currently not fenced. This will be fenced with a stock proof fence by the vendor upon completion.

The land can be further described in the following schedule below and can be shown outlined in red on the attached plan: -

<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
0373	Grassland	<u>0.74</u> 0.74 Hectares Or 1.84 Acres Or Thereabouts



PLAN



SERVICES

We understand that the property is connected to mains water and electricity, with oil fired central heating and drainage being by private means.

Lower Hayes Gate Farms water supply is currently via a shared supply, but it is proposed for a new independent meter to be installed prior to completion.

PLEASE NOTE

The area marked A to B on the attached plan is currently not fenced. This will be fenced with a stock proof fence by the vendor upon completion.

LOCAL AUTHORITY

The local authorities are Staffordshire Moorlands District Council, Staffordshire County Council and the Peak District National Park, to whom all enquiries of planning or other relevant matters should be addressed.

COUNCIL TAX BAND

The property falls under the council tax band E.

TENURE AND POSSESSION

We believe the property is freehold and vacant possession will be given upon completion.

VIEWINGS

Strictly by appointment only by prior arrangement through Graham Watkins & Co. Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

WAYLEAVES & EASEMENTS

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

MEASUREMENT

All measurements given are approximate and are 'maximum' measurements.

MAPPING

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

PLEASE NOTE

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

THINKING OF MOVING?

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward. Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
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