



Shawfields Farm

Reapsmoor, Longnor



Shawfields Farm
Reapsmoor
Longnor
Buxton
Derbyshire SK17 0LN



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5.75ac



Situated within the Peak District National Park, Shawfields Farm presents a unique opportunity to acquire a smallholding boasting existing income and potential for a variety of enterprises. The property offers an imposing farmhouse with adjoining annex, three holiday lets and outbuildings, all together with adjoining gardens and grassland paddocks totalling approximately 5.75 acres (2.33 hectares). Finished to an immaculate standard, the property will suit those seeking rural life with extensive accommodation, as well as those with smallholder, business, and equestrian interests.

There is the opportunity to purchase a further 27.64 acres of adjoining land available in lots, subject to separate negotiation.

For Sale by Private Treaty.
Guide Price: £1,650,000



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





Shawfields Farm

Location:

Shawfields Farm is situated in a delightful rural position providing seclusion and far reaching countryside views across the Peak District, whilst remaining accessible to a range of popular nearby towns and villages. The rural villages of Warslow and Longnor sit just 3 miles respectively, offering a variety of basic amenities including primary schools, a Church, village halls, public houses, and a village shop. The towns of Leek (7.3 miles), Buxton (12.1 miles), and Bakewell (12.9 miles) have a further extensive range of facilities including high street shops, doctor's surgery, public houses, primary and secondary schools, supermarkets and fuel stations. The cities of Sheffield, Derby and Manchester are within an hours commute, each offering train stations to further a field locations. There are many nearby local walks, bridleways, trails and beauty spots in the Peak District National Park, excellent for those who enjoy the outdoors and with equestrian interests.

Description:

Shawfields Farm presents an exciting smallholding in a ring fence boasting huge potential for a variety of enterprises and businesses, as well as suiting those with equestrian and hobby farming interests. The property is accessed through electric gates and offers a traditional five bedroom farmhouse with an adjoining two-bedroom annex, two one-bedroom holiday cottages, together with adjoining gardens, a versatile modern outbuilding/workshop, and approximately 5.75 acres (2.33 hectares) of adjoining grassland and pond. The property also hosts a glamping business with one timber Lodge in situ, one partly finished, and licence or the erection of three further units.

Shawfields Farm is a truly unique offering, presenting substantial income potential, alongside being a family home, complemented by rural views in a highly desirable location. There is the opportunity to acquire further adjoining land should someone wish, subject to separate negotiation

Directions:

From the market square in Longnor, head south on the B5053 and continue straight for approximately 1.5 miles. As the road forks, bare right signposted for Reapsmoor and continue straight for approximately 1.2 miles. The property can be found on the right hand side, and indicated by our 'For Sale' board. What3Words: [//flagpole.conforms.sock](https://www.what3words.com/?q=//flagpole.conforms.sock)



Farmhouse

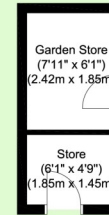
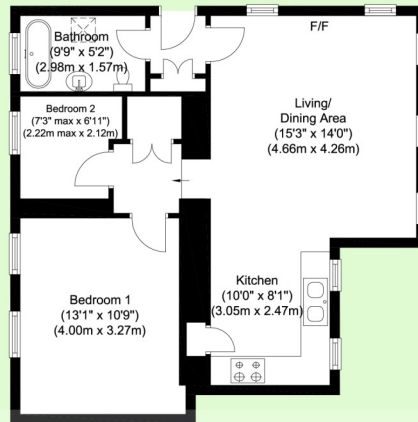
The farmhouse offers tasteful accommodation across two floors, perfectly suited to family living, with much character and charm throughout bringing a taste of country living. An entrance porch leads through to a welcoming hallway with access into a dining kitchen space complete with fitted units, a breakfast bar, dining and seating areas. A useful utility room locates off the kitchen, with laundry areas, and further fitted units. A sizeable living room hosts a feature stone-surround fireplace with a log burning fire, and dual-aspect sash windows creating a bright space and offering rural views. The ground floor further presents a cloakroom with w/c and store/airing cupboard.

The first floor presents a pleasant master bedroom complemented by an ensuite with shower, basin, and w/c. Four further double bedrooms locate upon the first floor, each boasting private rural outlooks across the Peak District, as well as a modern family bathroom benefitting from underfloor heating with a bath, shower, w/c, and basin.

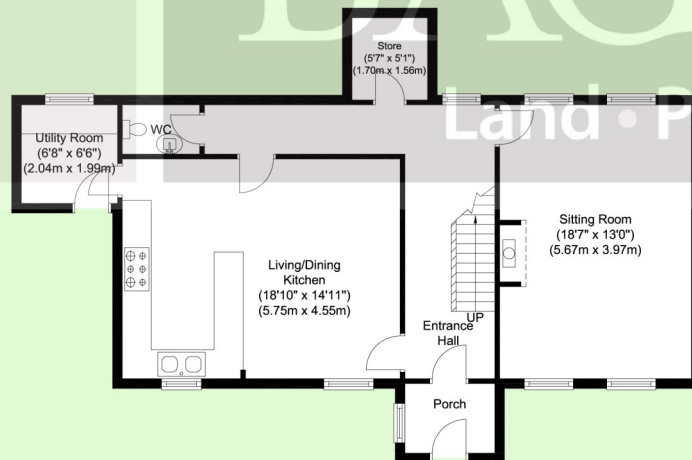




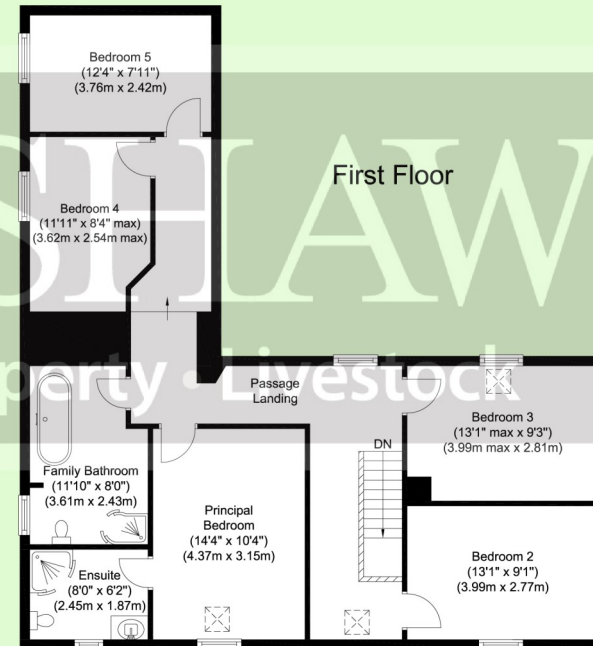
The Annexe



Ground Floor



First Floor



Shawfields Farm, Reapsmoor, Longnor, Buxton SK17 0LN

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First



Annexed Accommodation

A stone-built, self-contained annex adjoins the farmhouse to the rear, providing ancillary accommodation across one floor finished to a high standard and currently generating a good income as a rental property or an Airbnb. Alternatively, this could provide accommodation for extended family members, or be incorporated into the main farmhouse should a purchaser wish. With a separate external access door, the accommodation offers an open plan kitchen diner with fitted units, and a dining and seating area to enjoy views across the grassland. The annex further offers a good-sized double bedroom, a second single bedroom/dressing room, and a bathroom with modern finishes.

Externally and Outbuildings

Shawfields Farm offers landscaped lawned gardens to the front, with colourful planted borders and mature shrubbery offering a pleasant outlook from the farmhouse. A patio area lays at the foot of the farmhouse, with space for outside seating and dinging, whilst a decking area lays adjacent. A timber summerhouse locates within the garden currently utilised as an office but is flexible in its uses, and benefits from electricity. The holiday accommodation benefits from separate lawned gardens and patio areas, boasting picturesque views across the rolling hills, with well-kept planted borders and boundaries.

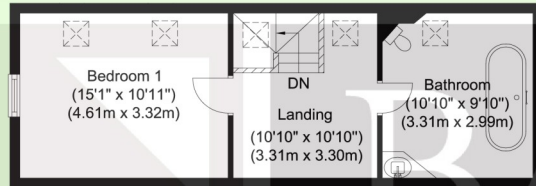
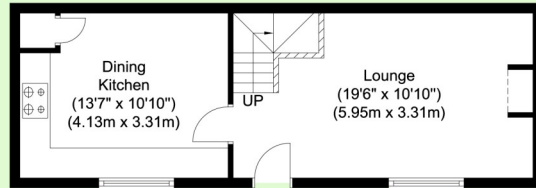
A general purpose timber-framed building offers a great flexible space depending on the purchasers needs, currently divided internally and utilised as a workshop and garage complete with a vehicle lift (available by separate negotiation). The property benefits from surrounding spacious, yard areas, to accommodate multiple vehicles for both the farmhouse and holiday accommodation, lead from a private driveway from the roadside and electric gates.



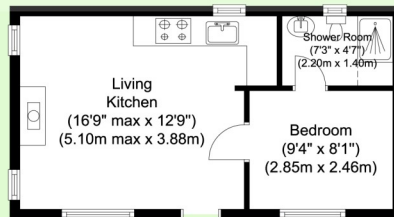
Land

The land situates around the farmstead in a ringfence, extending to approximately 5.75 acres, with the majority down to permanent pasture divided into multiple paddocks, alongside a pond located near to the farmhouse. Access to the land is all from the driveway and farmstead, with boundaries of dry stone walling and post and rail fencing. A large portion of the land is SSSI and provides good income from subsidies, hosting a wide range of wildlife, appealing to those with amenity interests. Some of the land is currently subject to an Environmental Stewardship Scheme Agreement—Higher Level, meaning grazing is suitable for limited numbers of livestock, and/or horses should one wish. For further details please contact the Bakewell Office.

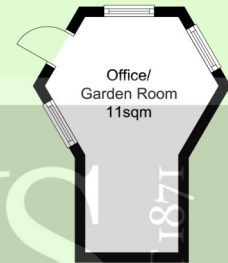
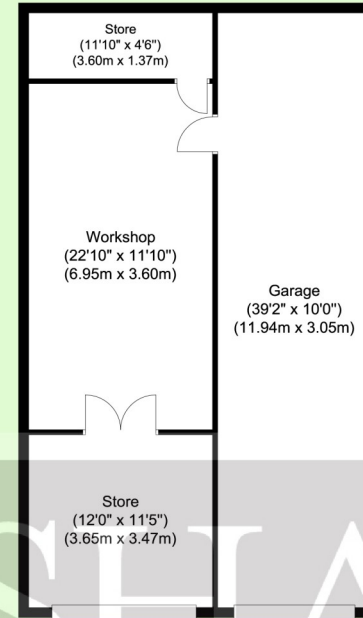
Little Owl Barn



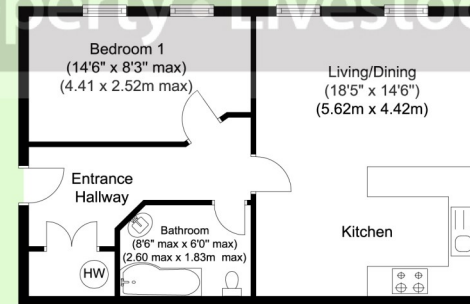
The Shooting Lodge



Garage/Workshop



Curlew Cottage



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Holiday Accommodation

The vendors are including their successful tourism business within the purchase of the property, including a well-established site currently hosting three holiday lets with a license for a further four glamping units (one of which is under construction).

The holiday cottages comprise two stone-built barns, adjoining the farmhouse to the west, both finished to a good standard and each having been immaculately well-maintained.

Curlew Cottage:

Curlew Cottage presents pleasant accommodation across one floor, briefly comprising an open-plan kitchen diner living space, a double bedroom, a bathroom, and a laundry/storage area.

Little Owl Barn:

A two-storey cottage providing well-finished accommodation comprising a dining kitchen with fitted units, a spacious living room, a large double bedroom, a landing with a reading area, and a modern bathroom.

The Shooting Lodge:

A log cabin presents self-contained accommodation finished to an immaculate standard, including a kitchen living space, a double bedroom, and a bathroom. Externally, the lodge offers a private decking area and lawn, with breathtaking views across the countryside. A second glamping unit, situated behind The Shooting Lodge is currently under construction and will need finishing internally. The license on the site allows for the siting of a further three glamping units with the services and landscaping already in place, should the purchaser wish to maximise the income levels further.

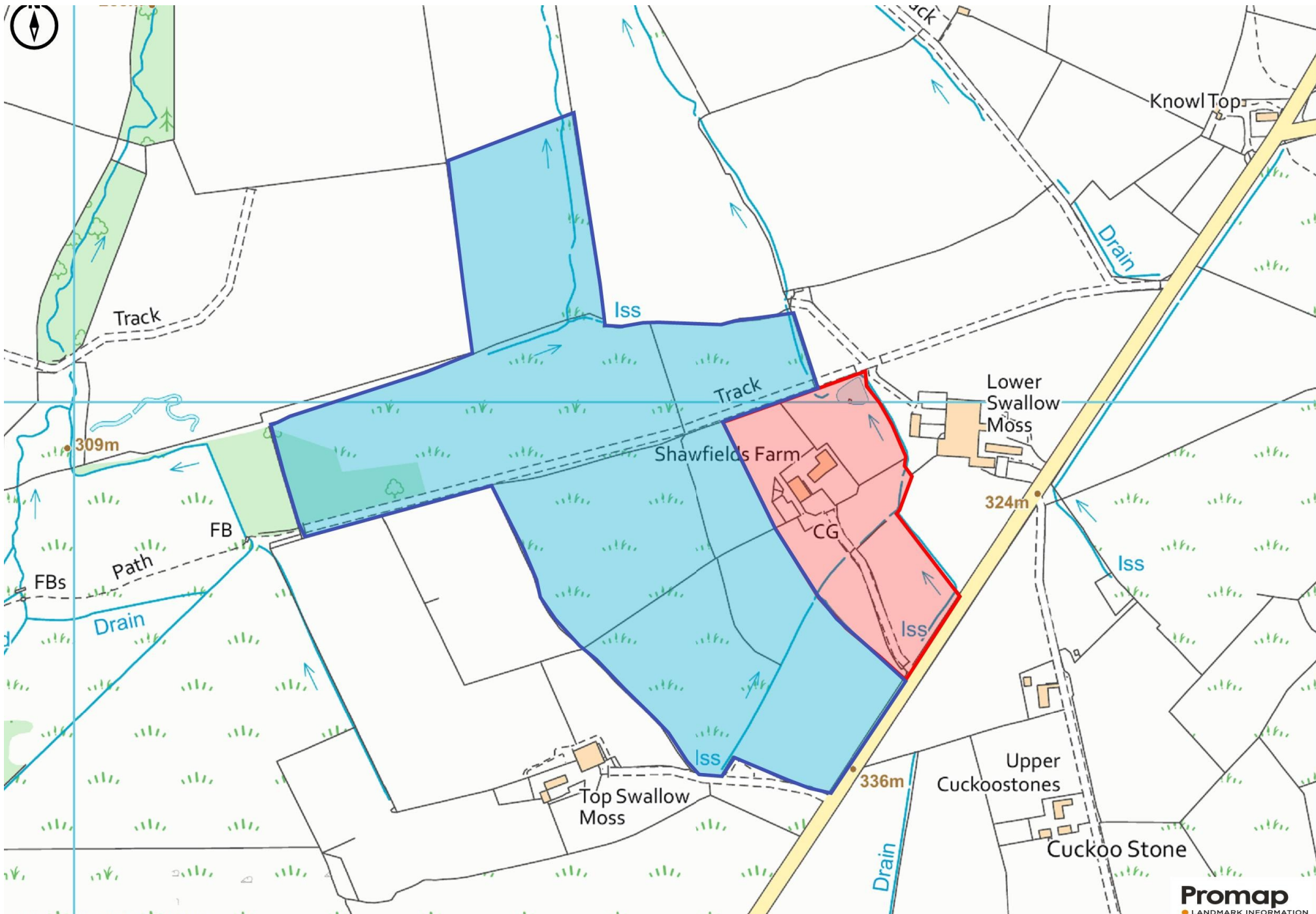
The lodge and cottages have been well-maintained and currently offer a successful additional income, aided by being within the Peak District National Park. Details of the income generated on the site will be made available to serious buyers on proof of funds however they would make a significant contribution towards a mortgage.











General Information

Services: The services at the property include mains electricity and water, with private sewerage via a septic tank, and oil fired central heating.

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.

Tenure and Possession: The property is sold freehold, with vacant possession granted upon completion.

Mineral, Sporting and Timber Rights: It is understood that these are included in the sale as far as they exist.

Rights of Way, Wayleaves and Easements: The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. A public footpath runs through the land at the property, and electric wayleaves are in place.

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: There is mobile signal coverage at the property 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 specific location.

Method of Sale: The property will be offered for sale by private treaty.

Council Tax Band: E **EPC Rating:** Shawfields Farm: D, The Annexe: D, Curlew Cottage: D, Little Owl Barn: D

Local Authority: Staffordshire Moorlands District Council, Moorlands House, Stockwell St, Leek, Staffordshire ST13 6HQ

Local Planning Authority: Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE

Business Rates: The holiday lets are registered for business rates with a current rateable value of £3,900 however the property currently qualify's for small business rates relief.

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

Agents Note; 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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