



The Grange Peak Forest



**The Grange
Peak Forest
Buxton
SK17 8EQ**



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5.66 ac



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An imposing and attractive, stone built five bedroom detached property in a sought after, accessible location in the Peak District National Park. benefiting from 5.66 acres of grassland, and a range of steel portal framed and traditional stone built buildings offering potential for smallholding and agricultural use or for conversion and business use subject to the necessary consents.

Guide Price:

£850,000



Bakewell Office - 01629 812 777



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Location

The Grange occupies a position overlooking the surrounding countryside, located within the heart of the Peak District National Park offering endless trails for walkers and cyclists.

The property lies a short distance from the popular market town of Chapel en le Frith (3 miles), where a wide range of amenities are on offer including primary and secondary schools, public houses, Churches, supermarkets and high street shops. Further nearby towns and villages include Peak Forest to the south east (1 mile), Buxton to the south (6 miles) and Bakewell to the south east (11.5 miles).

Ground Floor

A flexible and spacious area current laid out internally as two halves briefly comprising a entrance hall, a spacious lounge, Dining Kitchen, a further living dining Kitchen, Panty, laundry Room and Storage Rooms which could be incorporated into further living space. The ground floor benefits from views over the adjacent countryside. The space could be reconfigured to suit a multitude of lifestyles.



First Floor

With five Double Bedrooms and Two Family Bathrooms accessed by two staircases, again offering a flexible opportunity for the purchaser. Benefitting from attractive views over the surrounding Derbyshire Countryside.

Attic Room:

A flexible space offering potential for numerous uses, such as Home Office, Storage or an additional bedroom room.



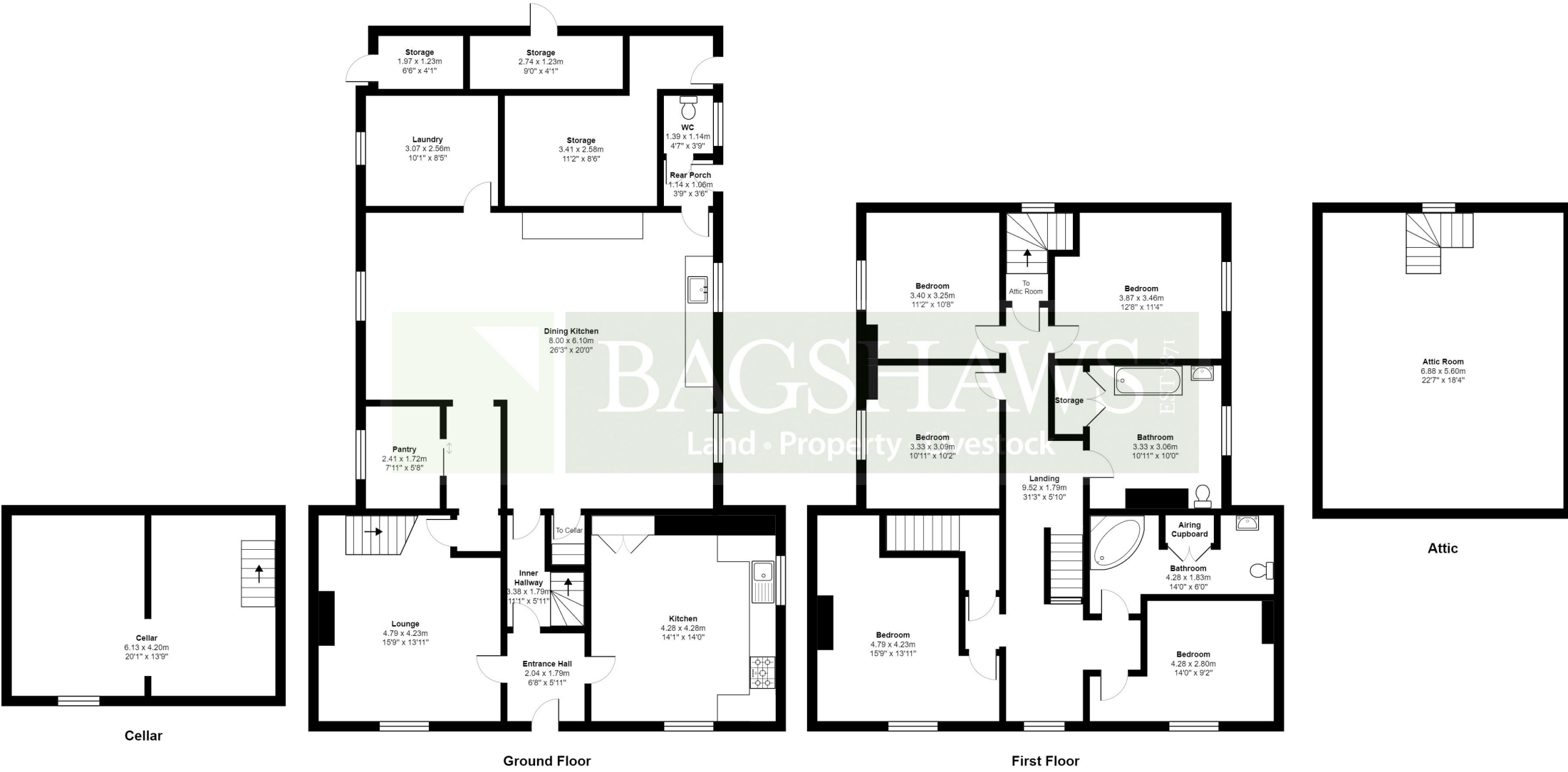
Externally

The property benefits from a range of traditional and modern agricultural buildings, currently utilised for agricultural purposes. The stone-built traditional buildings sit adjacent to the farmhouse, a mixture of both single and two storey in height, with the potential to convert subject to all the necessary planning consents. Currently the building is separated into various stores and a large hay barn.

There are two modern steel portal framed building positioned to the rear of the stone barn. Currently being used for housing livestock, they offer flexibility in their uses and suitable for storage or potentially business purposes, subject to the necessary consents.

The paddock to the front of the property extends to approx. 3.65 acres, bounded by dry stone walling, with mature trees to one boundary. The land is mostly all down to grassland, suitable for grazing of all livestock and horses, with a small pond located centrally. The land is in reasonably good heart and benefits from access from both the roadside and farmyard/driveway.





All measurements are approximate and for display purposes only

General Information

Services:

The property benefits from mains water and electricity, with septic tank for drainage facility, with an oil central heating system.

Tenure and Possession:

The property is sold Freehold with vacant possession.

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 right of way will benefit the current vendor through the yard to access the retained buildings.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

Local Planning Authority

Peak District National Park, Bakewell, Derbyshire, DE45 1AE

Local Authority:

High Peak Borough Council, Buxton, Derbyshire, SK17 6EL

Council Tax Band – F

Solicitors

TBC

EPC – Band F

Method of Sale: The property is for sale by private treaty.

Viewings:

Strictly by appointment through the Bakewell Office of Bagshaw's as sole agents on 01629 812 777 or e-mail: Bakewell@bagshaws.com.

Directions:

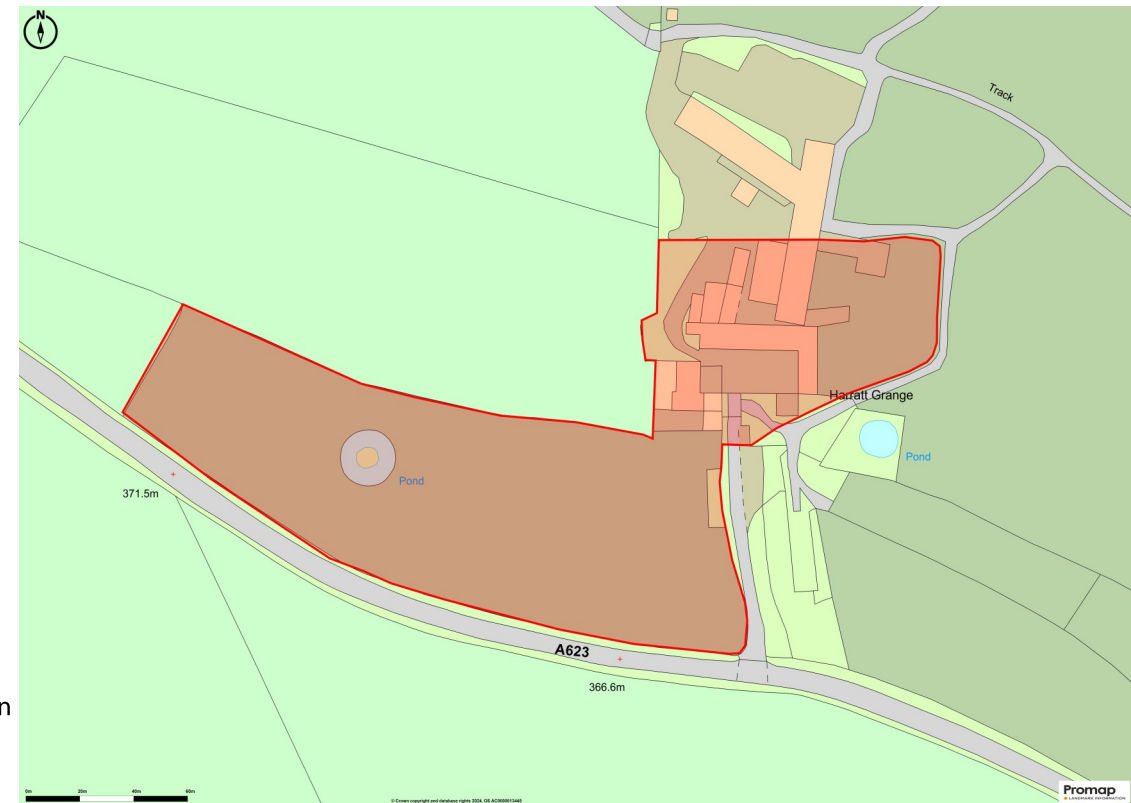
Head northwest on the A623 for Chapel en le Firth.. Pass through the village of Peak Forest and continue for approx. 1.1 miles, the property can be found on you right hand side, indicated by our For Sale board.

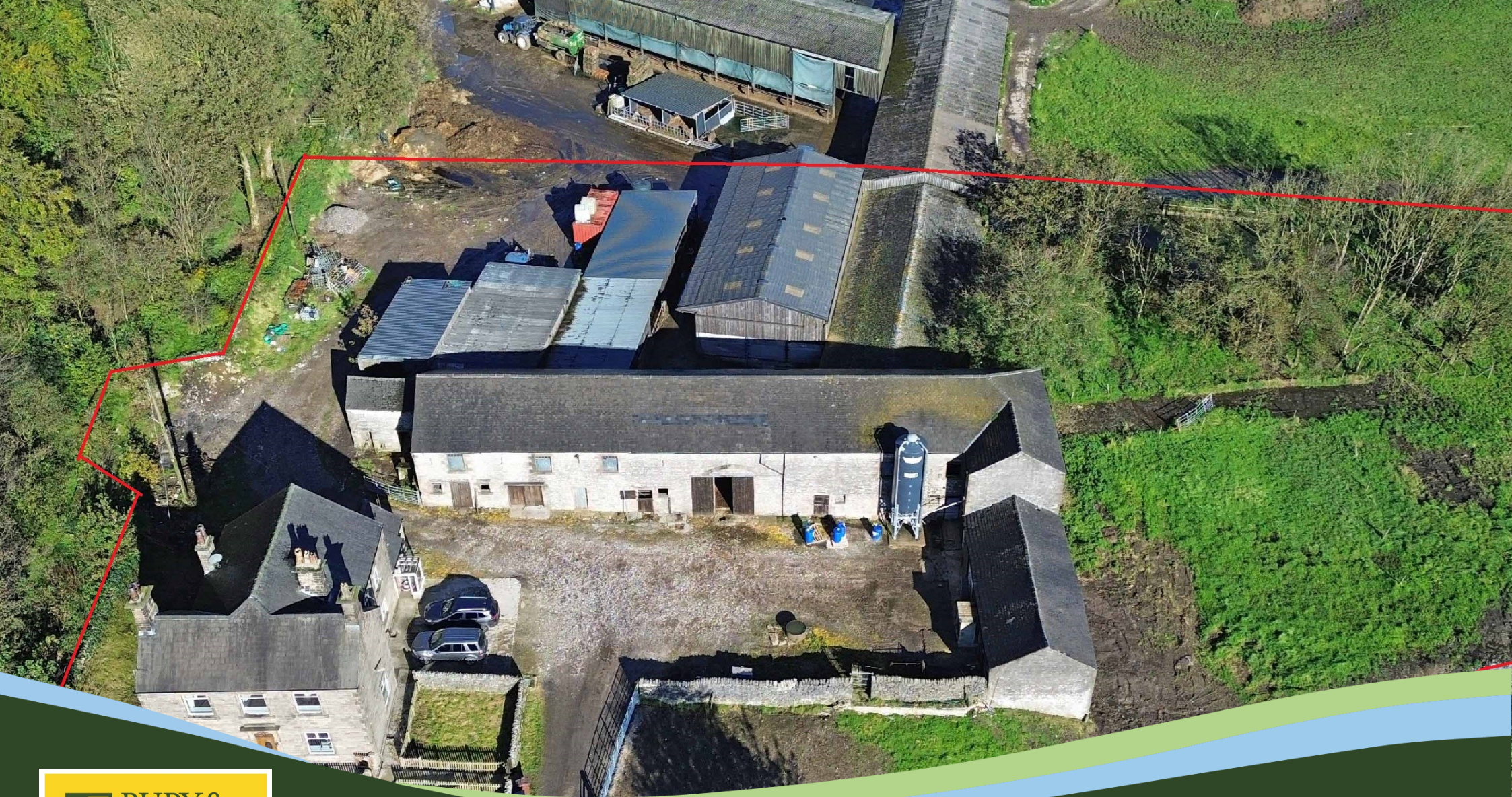
What 3 Words:

cycle.reservoir.strain

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute 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.





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