



Roystone Grange Farm Pikehall



**Roystone Grange Farm
Pikehall
Matlock
Derbyshire
DE4 2PQ**



5/6+2



4+1



4+1



9.14 ac



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Roystone Grange Farm presents an exciting opportunity to acquire an country property in a peaceful rural setting within the Peak District National Park. Built in the 18th century, the property comprises a Grade II Listed five/six bedroom Georgian farmhouse finished to an impeccable standard, an adjoining two bedroom holiday cottage, a broad range of traditional stone-built barns benefitting from planning permission for four further holiday cottages, four stables, a manège, with adjoining gardens and paddocks all together extending to approx. 9.14 acres (3.70 hectares). With extensive, characterful accommodation, the property offers an ideal rural family home with the added benefit of income-generating and development opportunities, whilst also appealing to those with smallholding and equestrian interests.

Guide Price: £1,500,000



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Bakewell@bagshaws.com





Roystone Grange Farm

Location:

Roystone Grange Farm is situated in a peaceful rural position, offering far-reaching picturesque views across the undisturbed Peak District landscape, whilst remaining accessible to a range of popular nearby towns and villages. The rural village of Parwich sits just 3.5 miles whilst Brassington locates 5 miles to the south, offering a variety of basic amenities including primary schools, a Church, village halls, public houses, and a village shop. The towns of Ashbourne (8.1 miles), Matlock (10 miles), and Bakewell (10.7 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 city of Derby is within an hours commute, 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:

Roystone Grange Farm presents a unique smallholding in a ring fenced formation boasting huge potential for a variety of enterprises and businesses, as well as suiting those with equestrian and hobby farming interests. With access down a peaceful lane, the property offers a Grade II Listed three-storey Georgian farmhouse steeped with history presenting tasteful interiors and plentiful accommodation for family living, together with an adjoining two-bedroom holiday cottage providing great income opportunities. The farmyard presents a range of stone-built barns in good order, with four boasting planning permission for further holiday accommodation, aside from their agricultural and equestrian uses. The property sits within 9.14 acres (3.70 hectares) of gardens and grassland paddocks, with a manège appealing to those with equestrian interests. Roystone Grange Farm is a truly exciting offering, presenting great income potential with the opportunity to expand the holiday business further, alongside being an attractive family home, complemented by rural views in a sought-after location.

Directions:

From the Newhaven junction, head east along the A5012 and continue for approx. 1.8 miles. Turn right onto Parwich Lane and follow the lane for approx. 1 mile. Turn left onto Minninglow Lane follow the lane round to the right, continue straight for approx. 0.7 miles, the property can be found ahead. What3Words: //gravest.Tiger.flattens



Farmhouse

The farmhouse presents extensive, tasteful accommodation spread across three floors finished to an immaculate standard, blending charming traditional features with modern interiors including timber beams and exposed masonry. The accommodation is perfectly suited to family living, offering spacious living areas with ample room for both everyday life and entertaining. The layout suits a wide range of purposes and offers excellent flexibility to meet a purchaser's needs, with most rooms capable of being adapted from their current use.

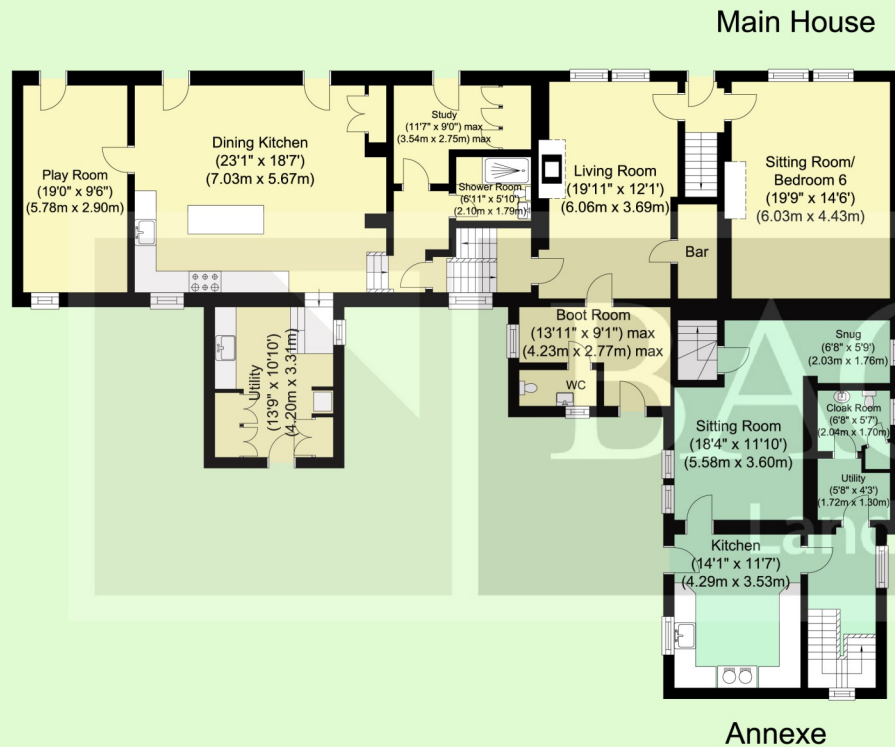
The farmhouse presents a welcoming living dining kitchen space, with bespoke fitted units and an island, offering space to dine and entertain providing a true 'hub' of the home. A playroom situates off the kitchen to one side, with a useful utility room to the rear with further fitted units and storage space with an external access door. The kitchen leads through to a hallway, with access to a study space, and ground floor shower room. An impressive living room presents a log burning fire, and a unique Bar area perfect for hosting. A further sitting room/sixth bedroom is located to far end of the house, a versatile space with a feature fireplace. A boot room also sits to the rear of the farmhouse, with access to a second cloakroom with w/c. Leading back to the internal hallway, with stairs rising to the first floor leading to an impressive, generously-sized living room showcasing traditional timber trusses and a feature fireplace, offering a great space for socialising. To the far end, there is partitioned room to provide a flexible space, currently utilised as a guest bedroom.

The main staircase to the first floor gives access to the master bedroom complemented by built-in storage and a modern ensuite hosting a bath with a shower over, basin and w/c. A second double bedroom also offers both built-in storage and an ensuite shower room. The second floor offers two further good-sized double bedrooms, one boasting plentiful built-in storage, and a family bathroom.

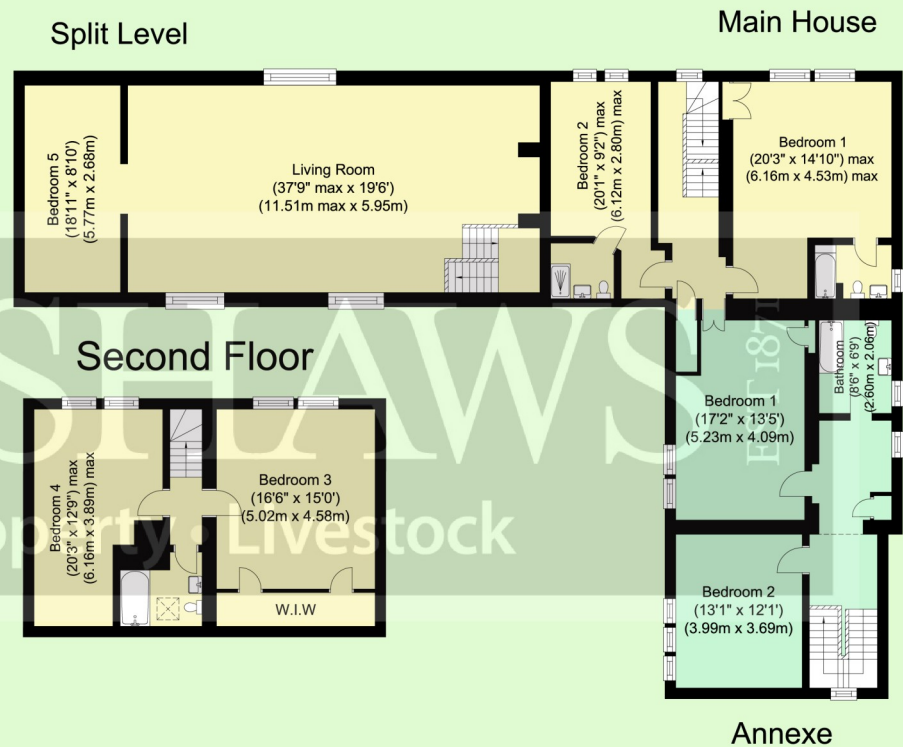




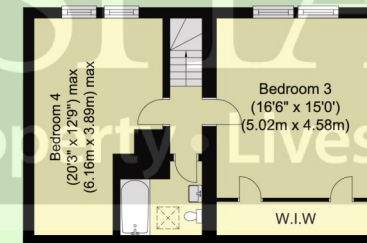
Ground Floor



First Floor



Second Floor



Roystone Grange Farm, Pikehall, Matlock DE4 2PQ

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.

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Assessments First

Holiday Cottage

The Grade II Listed stone-built holiday cottage adjoins the farmhouse to the rear boasting traditional features throughout, with self-contained accommodation.

The cottage presents pleasant accommodation across two floors, with a dining kitchen hosting an AGA through to a cosy sitting room with a characterful stone-surround fireplace and log burning fire, stone flagged floor and useful built-in storage areas. A cloakroom with w/c also locates on the ground floor. The first floor offers two double bedrooms, and a family bathroom with modern fittings.

The cottage has been well-maintained and currently offers a successful additional income, aided by being within the Peak District National Park. The accommodation benefits from sealed internal doors through to the main farmhouse both on the ground and first floors, which would allow those wishing to house multi-generational or larger families the ability to reopen and combined the two properties.





Externally

Well-kept gardens wrap around the farmhouse, with spacious lawned areas to the front offering mature planted borders, raised flower beds, feature dew ponds, and a greenhouse - suiting those with gardening and amenity interests. A private patio area situates to the front of the kitchen, with a brick-built pizza oven and space to enjoy outside dining and seating in the summer months. The holiday cottages benefits from a private garden and patio area, separate from the farmhouse gardens, to offer a degree of seclusion for guests. The farmyard presents ample parking to serve both the farmhouse and cottage, as well as farm machinery and vehicles.





Buildings

Roystone Grange Farm offers a wide range of attractive traditional stone-built barns, situated within the farmyard, currently utilised for livestock housing and general storage as well as stabling. Alongside their agricultural and equestrian uses, the barns present huge investment opportunities, with four benefitting from planning permission for holiday accommodation. Briefly, the buildings comprise;

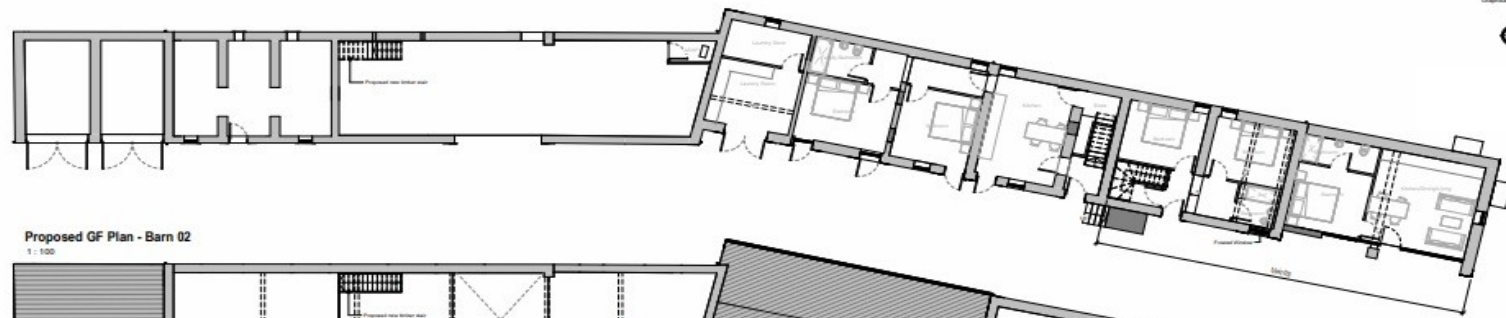
- A detached stone-built two-storey barn (located to the north of the farmhouse) benefitting from planning permission for the conversion of the first-floor into a two-bedroom apartment for holiday purposes. The ground floor offers general storage and livestock housing currently.
- A detached single-storey stone barn, to the south of the property, offering two loose boxes/stables
- A single-storey stone and part-brick built barn, currently offering two loose boxes/stables, benefitting from planning permission for the conversion into a holiday let.
- A two-storey stone-built barn (adjoining above) with a one-storey stone-built barn adjoining to the north. Internally, the barn is divided and presents many traditional features, benefitting from planning permission for the conversion into two holiday lets.
- A two-storey height stone and part-brick built barn, open to the front, offering loose housing and fodder storage currently (adjoining above)
- A single-storey stone-built double garage (adjoining above)

Planning Permission

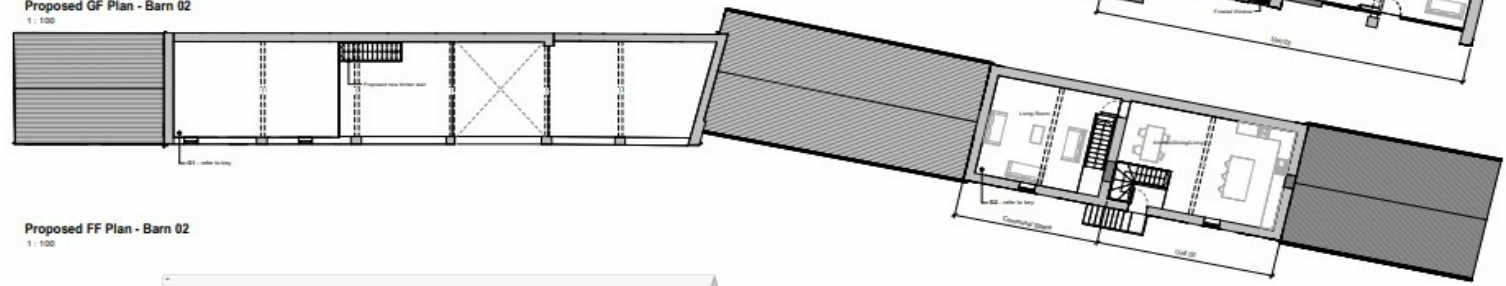
Some of the traditional barns have planning permission, granted by the Peak District National Park Planning Authority, with all matters reserved and listed below; 'Change of use of agricultural buildings to 4 holiday lets and associated works'. (Ref; NP/DDD/0923/1102). The planning permission was granted in August 2024. All copies are available upon request, or via the Local Planning Authority website.

Land and Manège

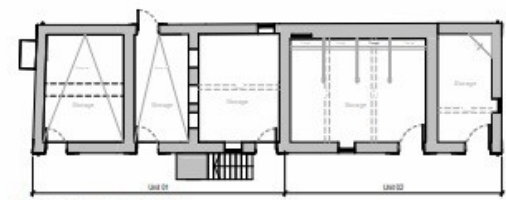
The property sits within 9.14 acres (3.70 hectares) of grounds, a manageable acreage for those with smallholder, equestrian and/or hobby farming interests. The land situates around the farmstead in a ringfence, all down to permanent pasture suitable for mowing and the grazing of livestock and horses. Divided into multiple paddocks, the land sits to the east of the farmstead bounded by dry stone walling and internally by post and rail fencing.



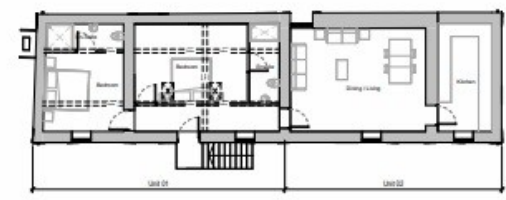
Proposed GF Plan - Barn 02
1 : 100



Proposed FF Plan - Barn 02
1 : 100



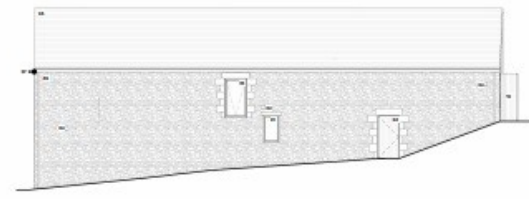
Proposed GF Plan - Barn 01
1 : 100



Proposed FF Plan - Barn 01
1 : 100



Proposed Elevation 01
1 : 100



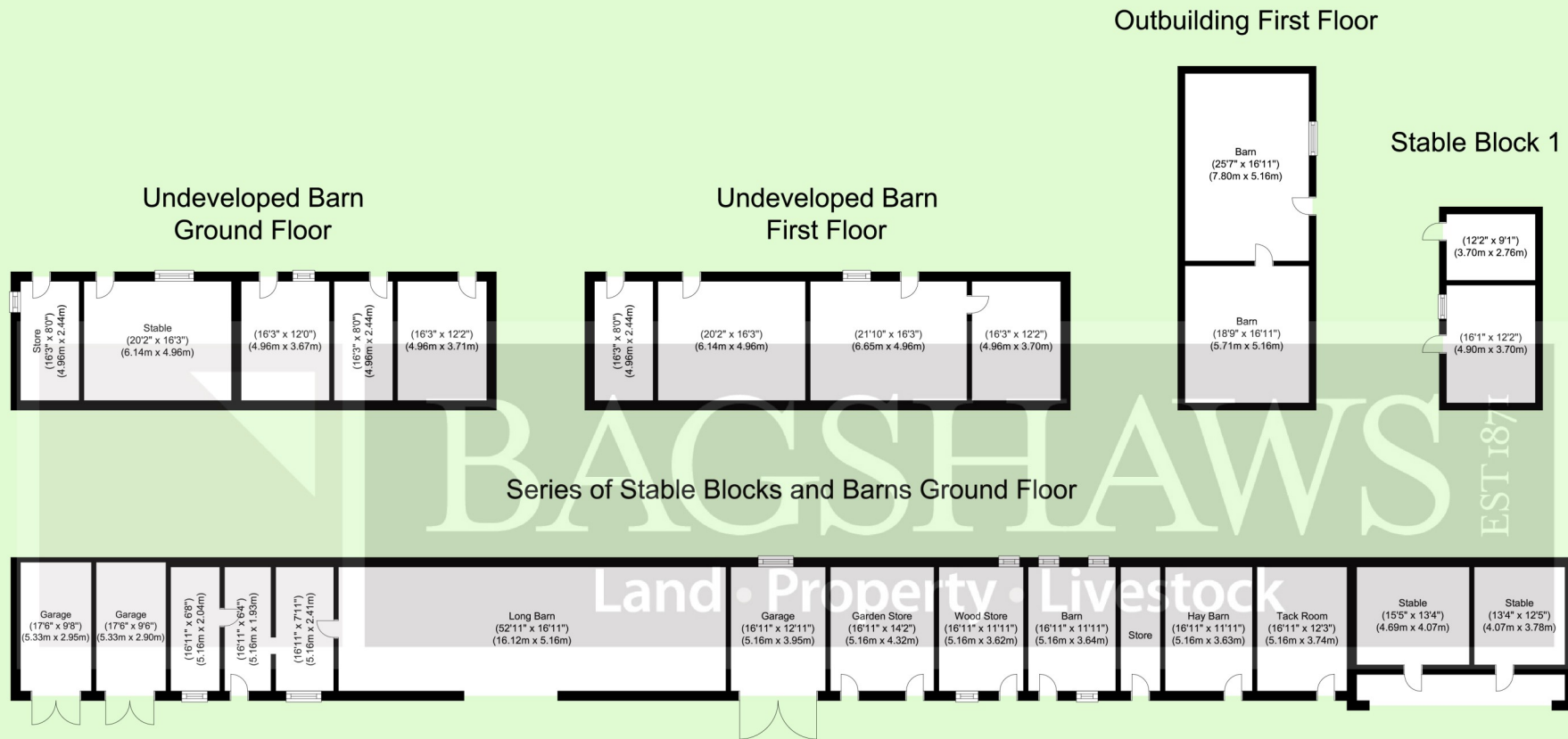
Proposed Elevation 03
1 : 100



Proposed Elevation 02
1 : 100



Proposed Elevation 04
1 : 100



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Assessments First



281.9m

Track

279.4m

Roystone Grange

Drain

Pond

278.1m

Track

0m

30m

60m

90m

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 highway runs through the property.

Broadband Connectivity:

It is understood that the property currently benefits from excellent broadband connectivity, as Starlink is installed directly at the premises. However, please note that connection speeds may vary. For an estimated broadband coverage, prospective purchasers are advised to consult <https://www.ofcom.org.uk>.

Mobile Network Coverage:

Owing to the property's location, mobile network coverage may be limited. Prospective purchasers are advised to consult the website of Ofcom (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this area.

Method of Sale:

The property will be offered for sale by private treaty.

Council Tax Band: F

EPC Rating:

Roystone Grange Farmhouse: E

Local Authority:

Derbyshire Dales District Council, Town Hall, Bank Rd, Matlock, Derbyshire DE4 3NN

Local Planning Authority:

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

Business Rates:

The holiday let is registered for business rates with a current rateable value of £2,800 however the property currently qualifies 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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