Wardlow
SK17 8RW
Saxton Mee

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Set in the heart of the Peak District National Park, this exceptional property combines luxurious holiday accommodation, a thriving events business and beautiful rural surroundings. Located in the village of Wardlow, just two miles from Tideswell, the property is ideally placed for guests to enjoy the area's stunning walking trails, historic landmarks and nearby towns including Bakewell and Buxton. The site includes a superbly restored holiday barn sleeping up to 22 guests, a charming two-bedroom cottage and a large timber-clad event barn licensed for wedding ceremonies and capable of hosting up to 100 guests. Together, the buildings offer both lifestyle and income potential in a prime rural location.

The main barn is full of character and finished to a high standard, with exposed stone walls, vaulted ceilings and quality fittings throughout. It includes eight bedrooms and six bathrooms over two floors, with spacious open-plan living areas designed for groups and entertaining. The layout balances privacy and comfort with flexible use.
Mires Cottage, a stylish single-storey stone barn, is ideal for couples or as potential on-site management accommodation (subject to planning), featuring two bedrooms, two bathrooms and a private walled courtyard.
The steel-framed Barn has been renovated for year-round use and includes infra-red heating, ambient lighting and bi-folding doors. It’s supported by a well-equipped games room and bar, outdoor terrace, catering space and a large workshop with mezzanine storage.
Surrounding the property are generous south-facing lawns with far-reaching countryside views, a long gravel driveway and ample parking.

A turnkey business with growth potential, this is a unique chance to secure an established holiday and events venue in one of the UK’s most desirable rural settings.
No Upward Chain.

- ESTABLISHED HOLIDAY AND EVENTS BUSINESS SET IN THE HEART OF THE PEAK DISTRICT NATIONAL PARK
- MIRES COTTAGE – A CHARMING TWO-BEDROOM, TWO-BATHROOM STONE COTTAGE, IDEAL FOR GUESTS OR ON-SITE MANAGEMENT
- GAMES ROOM AND BAR WITH PIZZA OVEN, TOILETS, AND DIRECT ACCESS TO A COVERED OUTDOOR TERRACE AND LAWNED GARDENS
- STUNNING SOUTH-FACING GARDENS WITH FAR-REACHING COUNTRYSIDE VIEWS, MATURE PLANTING AND AL FRESCO ENTERTAINING AREAS
- EPC : E
- SUBSTANTIAL HOLIDAY BARN SLEEPING UP TO 22 GUESTS, BEAUTIFULLY RESTORED WITH 8 BEDROOMS AND 6 BATHROOMS
- LICENSED WEDDING AND EVENTS BARN WITH CAPACITY FOR UP TO 100 GUESTS, FEATURING BI-FOLD DOORS, HEATING AND FLEXIBLE SPACE
- LARGE WORKSHOP WITH MEZZANINE, IDEAL FOR STORAGE, LOGISTICS OR FURTHER DEVELOPMENT
- PRIME RURAL LOCATION CLOSE TO TIDESWELL, BAKEWELL, AND BUXTON, WITH EXCELLENT ACCESS TO WALKING TRAILS AND LOCAL ATTRACTIONS
- VIEWINGS: HATHERSGE OFFICE

An Exceptional Lifestyle and Business Opportunity

Peak District Holiday Barn, Wardlow

Set within the spectacular landscape of the Peak District National Park, this exceptional property offers a rare combination of beautifully restored character buildings, luxurious guest accommodation and established event facilities, all nestled within a private and peaceful setting.

With planning approval in place to host wedding ceremonies, this turnkey business presents a unique lifestyle and income-generating opportunity in one of the UK's most coveted rural locations.

A recent addition to the property includes 32 solar panels with battery storage, providing increased energy efficiency and long-term cost savings

A Prime Location with Timeless Appeal

Positioned in the rural village of Wardlow, just two miles from Tideswell, the property enjoys an enviable setting surrounded by open countryside yet with excellent connectivity to major towns and cities including Bakewell, Buxton, Sheffield and Manchester.

This idyllic corner of Derbyshire is steeped in history and natural beauty, offering guests access to walking trails, cycling routes, climbing spots and renowned landmarks such as the Monsal Trail, Chatsworth House and Dovedale. Local amenities including charming shops, pubs, cafés are close by, while transport links provide convenient access for both leisure and corporate clientele.

The Main Barn – Comfort, Character and Capacity

Painstakingly restored, the principal barn offers generous and flexible accommodation for up to 22 guests. Finished to an exceptional standard, this two-storey barn is filled with authentic features including exposed stone walls, heavy timber beams, vaulted ceilings and solid wood floors, all blended with contemporary comforts and high-end fittings.

The ground floor includes six bedrooms, five well-appointed bath/shower rooms, (four of which are en-suites) and a large utility/boot room.

The upper floor is dedicated to entertaining and relaxation, with a beautifully designed open-plan kitchen/dining room featuring a breakfast bar, twin ovens and ample workspace, leading seamlessly into an expansive living area with a stone fireplace, multi-fuel stove and panoramic rural views.

Two further bedrooms and a bath/shower room.

The Barn includes eight bedrooms and six bathrooms in total.

Mires Cottage – The Perfect Private Retreat

Converted to the same high standards, Mires Cottage is a charming single-storey stone cottage ideal for a couple's stay or potential as manager's accommodation (subject to gaining the relevant planning consents).

Consisting of two bedrooms and two bathrooms, one of which is an en-suite. A kitchenette with a sink, fridge and kettle. The cottage opens onto a private stone-walled courtyard, offering peace and seclusion just steps from the main house.

The Wedding Barn – A Destination for Celebration

At the heart of the estate's event offering is the magnificent steel-framed, Wedding Barn. Recently renovated and offering over 2,600 sq ft of versatile space, the barn is a licensed venue for wedding ceremonies and hosts events of up to 100 guests.

With infra-red heating, ambient lighting, commercial grade laminate flooring and bi-folding doors opening onto the gravel driveway. Access to the bar, the catering preparation space and the games room.

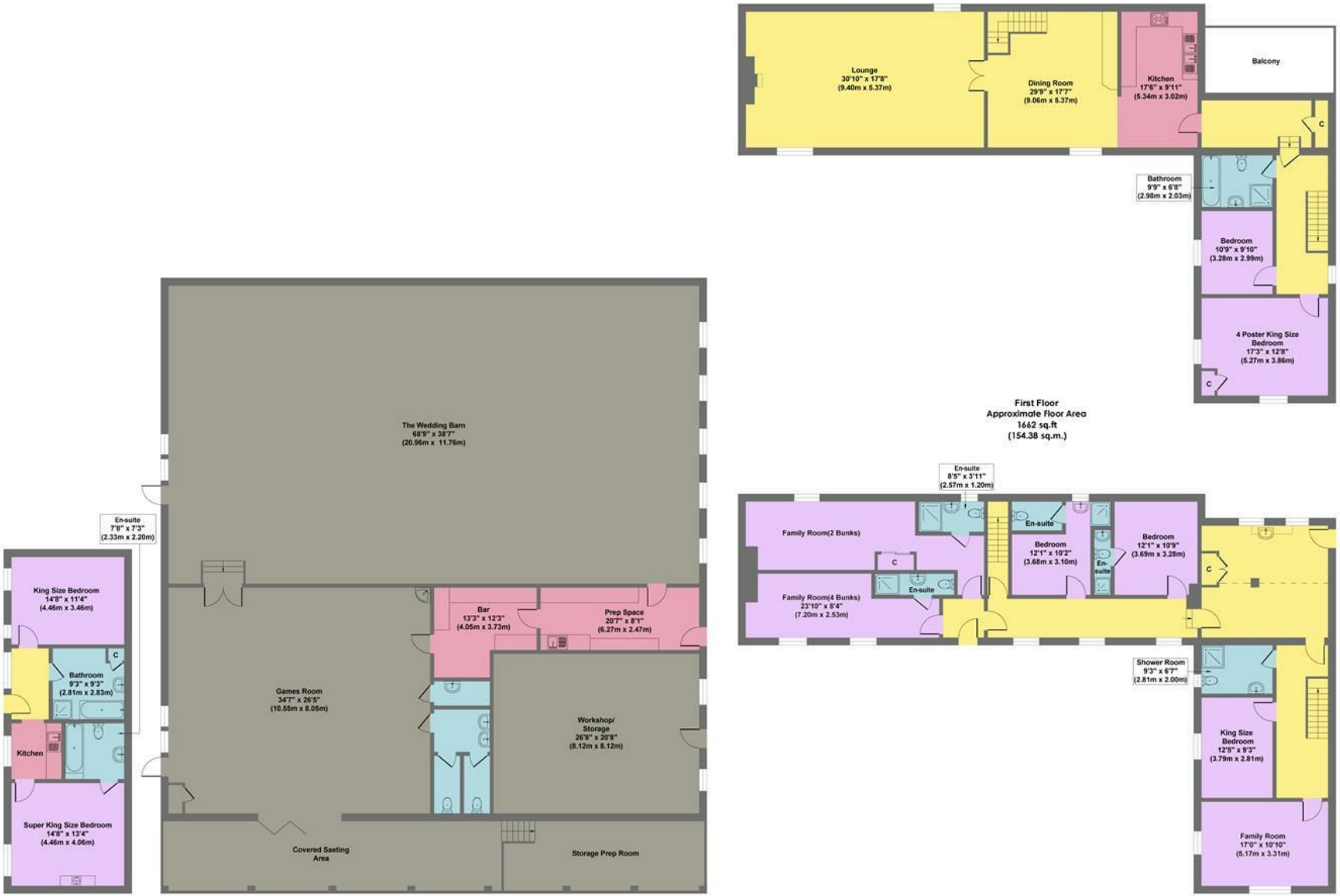
The setting is both practical and enchanting.

Games Room

Adjoining the main event space is a stylish games room and bar, complete with pizza oven, seating, table tennis, pool, darts and toilets. Two sets of bi-folding doors, one of which leads out to the covered seating terrace and lawns.

business, with scope for further growth

Peak District Holiday Barn



The Cottage
Approximate Floor Area
623 sq.ft
(57.89 sq.m.)

The Wedding Barn
Approximate Floor Area
4699 sq.ft
(436.59 sq.m.)

Ground Floor
Approximate Floor Area
1803 sq.ft
(167.55 sq.m.)

Approx. Gross Internal Floor Area 8787 sq.ft / 816.41 sq.m

Illustration for identification purposes only. Measurements are approximate, not to scale.

Peak District