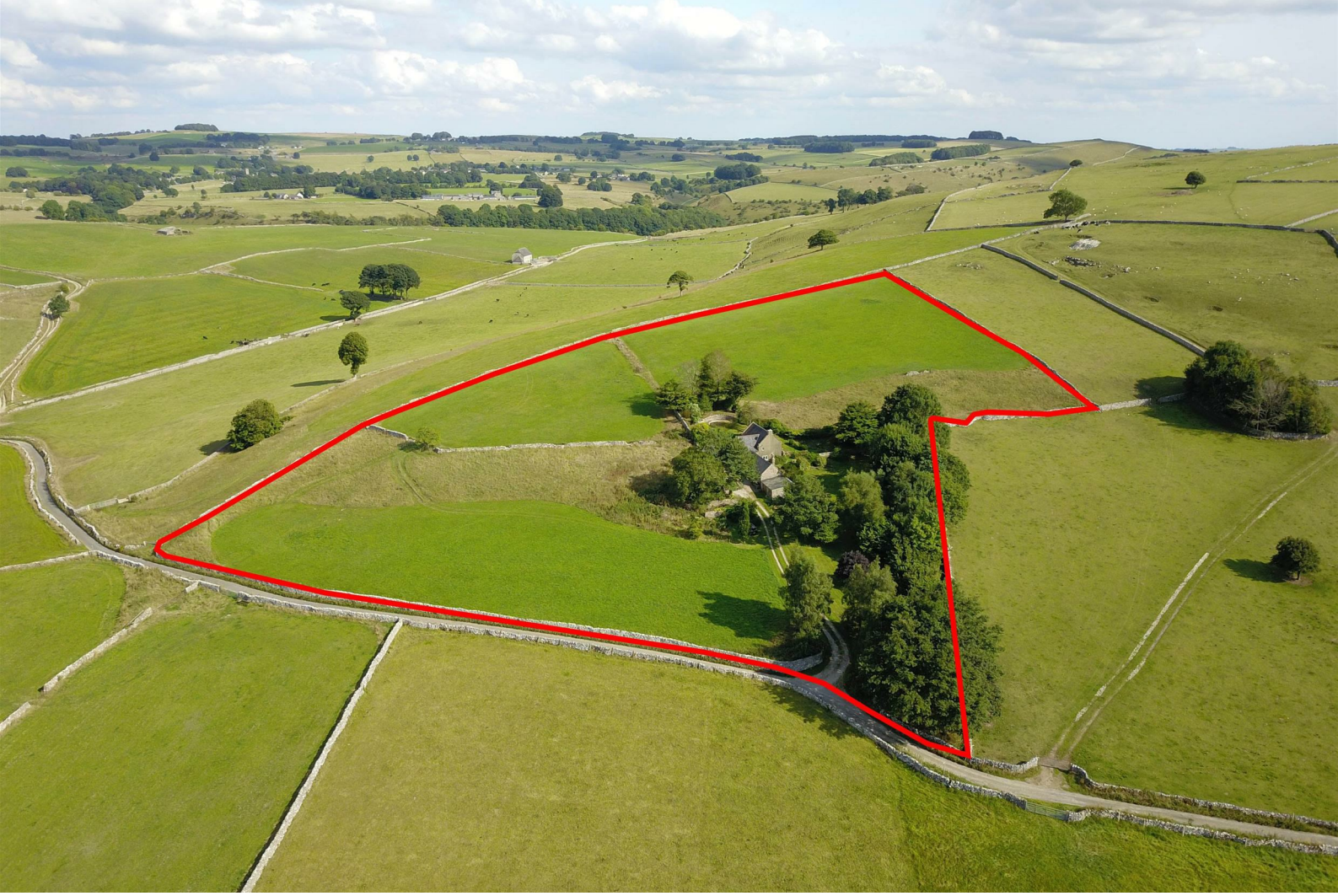




Brighton Farm

Buxton

BAGSHAWS EST. 1871
Land • Property • Livestock

Brighton Farm

Buxton

Derbyshire, SK17 0AX

2	2	1	6.06 acre(s)

A beautiful private stone built two bedroom detached property situated within the Peak District National Park with stunning rural views, and a stone's throw from the sought after village of Hartington. The property sits in gardens and surrounding paddocks extending to 6.06 acres (2.45 hectares).

Guide Price

£695,000

Bakewell - 01629 812777
bakewell@bagshaws.com

Location

Brighton Farm occupies a wonderful, rural position within the Peak District National Park and has an enviable outlook over the surrounding countryside, whilst being just 1 mile outside of the popular village of Hartington. The historic village is centred around the spacious square, with a variety of gift shops, cafes and pubs. In addition, there is a primary school and doctors' surgery. Nearby market towns include Leek to the west (11.0 miles) and Ashbourne to the south (12.8 miles). These towns offer a wide range of amenities and facilities including supermarkets, shops, restaurants and schools. Other towns which are quite accessible include Bakewell, Buxton and Matlock.

The area is renowned for its beauty and offers many local walks, trails, outdoor activities and beauty spots. The village is within 3 miles of the Tissington, High Peak and Manifold Valley trails, which offer excellent opportunities for walking, riding and cycling with bike for hire at nearby Parsley Hay. Within driving distance are a range of interesting and impressive country houses including Chatsworth House, Haddon and Tissington Halls.

Despite being rural, the cities of Manchester, Sheffield and Derby are all within 40 miles, with a number of train stations within a 30 minute drive and a choice of airports within an hour's drive.

Directions

From the centre of Hartington village, and heading towards the A515, turn right after the tearooms and before the primary school, onto Hall Bank. Follow Hall Bank for 125 yards and then turn right onto Reynards Lane (not signposted). Continue up the hill and as the lane straightens follow it for approximately 0.7 miles, before taking a sharp right hand bend. The property can be found approximately 350 yards on the left hand side, indicated by our 'For Sale' board.

What 3 words reference: /// stems.internet.uncle

Description

Brighton Farm provides a wonderful opportunity within the Peak District National Park to purchase a smallholding that is accessible yet private at the same time. Whilst the current dwelling has character, it is considered that there would be opportunities to extend, subject to obtaining the necessary consents. The land around the dwelling offers agricultural, equestrian or amenity opportunities and the whole property extends to 6.06 acres (2.45 hectares).

The Dwelling

The dwelling has great character and charm with beamed ceilings, character fireplaces and original doors to name but a few. It has been sensitively renovated and enhanced during the current occupier's tenure.

Entering the property from the front door, the sitting room greets with an open fireplace and windows overlooking the surrounding garden. The kitchen leads off, with a range of fitted units and a log burner. The hallway accommodates the wooden staircase to the first floor, access to the rear porch and the ground floor shower room with washbasin, WC and shower, along with a separate storage cupboard. From the hallway, a door leads down to an original pantry, with an external door, leading into two further rooms currently used as an office and storage space, again with external doors. These rooms have great potential to increase the living accommodation or potential annexe conversion, subject to the necessary consents.

The Dwelling Cont'd

The first-floor accommodation comprises two large double bedrooms with fitted wardrobes, both providing views of the gardens. A family bathroom sits to the rear with basin, bath, WC, heated towel rail, and access to a storage cupboard within the eaves. A large airing cupboard also provides further storage space.

The gardens are a particular feature of the property with areas of lawn to the south and east of the property, divided into sections with dry stone walling and scattered with mature trees. To the east of the farmhouse lays a pond, with mature borders and shrubs edging the paths.

A driveway and spacious 'yard' area lies to the north of the farmhouse, providing parking for multiple vehicles and also giving access to the attached garage, outbuildings and rear porch.

The small, stone outbuildings and garage adjoining the farmhouse currently consist of wood/ coal stores and general storage, yet are multi-purpose in their uses.

Land

The land at the property is all down to grass and extends to 5.20 acres (2.11 hectares), surrounding the farmhouse. Bounded by both dry stone walling and post and wire fencing, the grassland is suitable for both mowing and grazing of all livestock and horses, and divided into three paddocks. The access to the land is from the main driveway to the property, and all is in good heart.

Viewing

Strictly by appointment only through the sole agents Bakewell office on 01629 812777 or bakewell@bagshaws.com

Services

Mains water and electricity are connected to the property. The dwelling has electric heating and private drainage .

Tenure

The property will be sold freehold with vacant possession upon completion.

Agents Notes

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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The Agricultural Business Centre Agricultural Way, Bakewell, Derbyshire, DE451AH
T: 01629 812777
E: bakewell@bagshaws.com
www.bagshaws.com
In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811

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