



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## Stannery Farm Glutton Bridge

Glutton Bridge, Buxton, SK17 0EW

**Offers In The Region Of £1,350,000**





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On the market for the first time in 30 years, Stannery Farm is situated in one of the most idyllic and secluded spots in the Peak District. Sitting at the foot of the famous Parkhouse and Chrome Hills and neatly nestled beside a sizeable section of the River Dove, it provides an exceptional opportunity to purchase a stone built former farm house with detached annexe, large gardens and 49.08 acres of undulating grassland. This substantial property offers a total of 9 bedrooms and 5 bathrooms, with The Annexe providing an excellent opportunity for independent family accommodation or to provide additional income as a holiday let, (holiday let may be subject to necessary planning). Stannery Farm is less than 2 miles from the pretty village of Longnor offering cafes, a pub, convenience store, church and primary school and 6 miles from the historic spa town of Buxton. Viewing is most highly recommended to truly appreciate the location and potential on offer.

### Situation

The property is situated in a spectacular rural location between Glutton Bridge and Hollinsclough. Sitting at the foot of the famous Parkhouse Hill and Chrome Hill, but also retaining a private secluded location. The property is approximately 6.0 miles from Buxton, 11.1 miles from Leek and 12.7 miles from Bakewell.







### Directions

From our office on Derby Street, Leek, head north then turn right at the crossroads onto Buxton road (A53), continue for 5.3 miles. Turn right onto Leek road then continue for 4.2 miles. At the crossroads in Longnor turn left onto Buxton road (B5053), After 1.1 miles turn left after going over Glutton Bridge, roughly 0.2 miles after turning, take a slight left over the river dove and over a cattle grid. After going over the cattle grid take the first left towards a gate signposted "Stannery Farm".

### Entrance Hall

**18'7" x 7'10" max (5.68 x 2.41 max)**

Glazed entrance door, stone flagged floor, radiator, exposed beams, built-in cloak cupboard and a very useful pantry and stairs off.

### First Floor Bedroom

**16'4" x 11'8" (5.0 x 3.57)**

Windows to both sides, radiator. Exposed A frame.

Door to store room housing pressurised hot water cylinder.

### Downstairs wc

**7'8" x 6'2" max (2.34 x 1.89 max)**

Housing low level wc, wash hand basin in vanity, radiator, frosted window to the side.

### Dining Room

**14'6" x 14'5" (4.43 x 4.40)**

External door to front, window to rear, radiator, exposed beams, tiled floor.

### Kitchen

**19'11" x 7'5" max (6.09 x 2.28 max)**

Range of kitchen units with work surfaces over, inset sink unit, built in grill, radiator, exposed beams, window to side, stone floor.





#### Utility

9'0" x 8'3" (2.76 x 2.52)

Matching base and wall cupboards with work surfaces, inset sink unit, plumbing for washing machine, space for tumble dryer, window to side, radiator, tiled floor. Built-in Housekeeper's Cupboard.

#### Sitting Room

20'1" x 13'0" (6.14 x 3.97)

Feature stone open fireplace. Window to side incorporating charming window seat and shutters. Original front door. Part oak wall panelling, feature oak staircase and oak floor.

#### Snug

13'10" x 12'7" (4.22 x 3.85)

Window to side, window to front incorporating window seat and shutters, open fire with built in ovens, part-panelled oak walls, radiators and oak floor.

#### First Floor Landing

Window to front, exposed beams.

#### Bedroom Two

12'9" x 12'7" (3.90 x 3.84)

Window to front, radiator, exposed beams, built-in bedroom furniture.

#### Bedroom Three

13'1" x 12'4" (4.01 x 3.78)

Window to front, radiator, exposed beams, and painted wall panelling. Built-in wardrobes.

#### Family Bathroom

10'10" x 10'5" (3.31 x 3.18)

Secondly glazed window to side, panelled bath, low level wc, bidet, pedestal wash basin, enclosed shower cubicle incorporating mixer shower, radiator, exposed beams.







#### Bedroom Four 14'9" x 14'6" (4.52 x 4.44)

Windows to front and rear aspects, radiator, exposed beams and built in wardrobes.

#### Bedroom One 21'7" x 15'0" (6.60 x 4.59)

Measurement incorporates En-suite. Window to side, Velux window to front, radiator, exposed beams and built in wardrobes.

#### Ensuite

Enclosed corner shower cubicle, low level wc, wash basin in vanity, radiator, Velux window to rear.

#### Annex

#### Entrance Hall

External door to side.

#### Dining Kitchen 17'11" x 7'11" (5.48 x 2.42)

Excellent range of built in units comprising base cupboards and drawers, work surfaces over, inset sink unit, built in oven and hob with extractor, integrated fridge, freezer and microwave, windows to rear, laminate flooring with underfloor heating.

Store cupboard off.

#### Living Room 15'10" x 13'11" (4.84 x 4.26)

Bi fold doors to the front aspect, staircase off, laminate floor with underfloor heating.

#### First Floor Landing

#### Bedroom One 13'9" x 13'4" max (4.2 x 4.08 max)

Window to front, radiator.





### Dressing Room

With built in wardrobes.

### Ensuite

Corner shower cubicle incorporating mixer shower, low level wc, pedestal wash basin, radiator, window to side, cushioned floor.

### Bedroom Two

12'5" x 10'7" (3.81 x 3.25)

Window to rear, radiator, built in bedroom furniture.

### Shower Room

8'4" x 5'0" (2.56 x 1.54)

Corner shower cubicle, low level wc, wash basin in vanity, heated towel rail, window to rear, cushioned floor.

### Bedroom Four

11'11" x 10'11" (3.65 x 3.33)

With radiator, fitted wardrobes and a wooden window to the rear aspect

### Bedroom Three

11'3" x 12'0" (3.44 x 3.68)

With radiator, fitted wardrobes and a wooden window to the front aspect

### Integral Garage

Large single garage and useful tool room/storage area. Worcester floor standing oil boiler, underfloor heating manifold and pressurised hot water cylinder.

### Outside

Driveway with lawns to either side leading to enclosed courtyard incorporating raised ornamental pond.

Patio area with sizeable lawned gardens incorporating shrubs to the rear aspect, with stream to the side.

River Dove to the side.

Two Stone outbuildings.







#### Built-in Boiler Room

Floor mounted Worcester oil boiler.

#### Attached Shippon

21'7" x 15'1" (6.6 x 4.6)

A dry and useful space with water and power. Could be used for a variety of purposes including work/hobby studio, gym or incorporated into the main farmhouse, subject to the necessary planning consent. Viessmann LPG Combi Boiler. Windows to the front and rear elevations.

#### Detached Tandem Garage

20'4" x 23'7" total (6.2m x 7.2m total)

Comprises an outdoor wc as well as log and bin stores

#### Garden

Terraced area to the side with large lawn and herbaceous borders, flanked by the River Dove.

Further terracing to the front, with tiered gardens and seating areas down to The Dove.

Two useful stone garden stores.

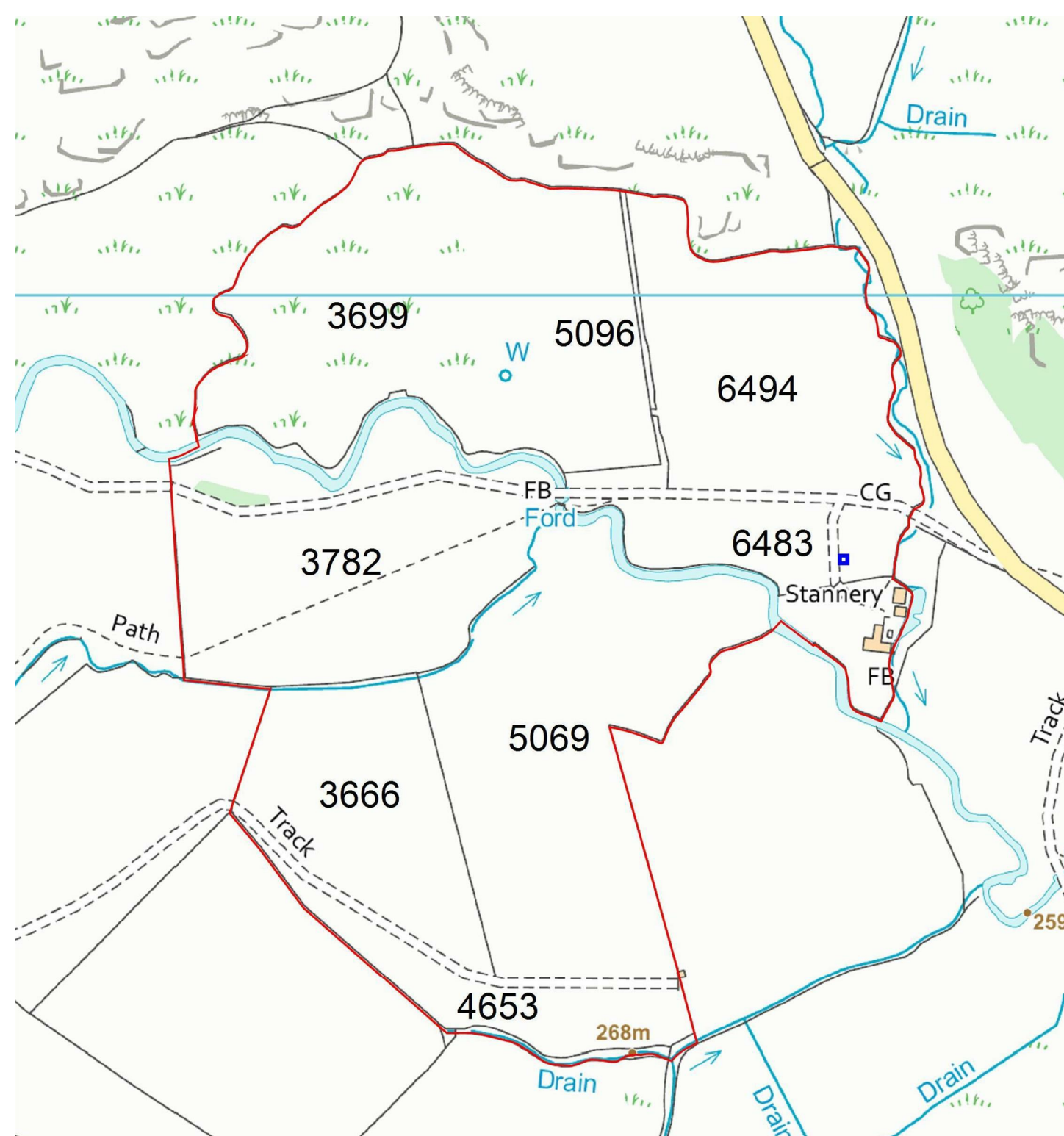
Pathway alongside the river leading to Summer House











### Land

The property is surrounded by approximately 49.08 acres of grassland which is undulating in nature and suitable for grazing purposes with areas suitable for mowing also.

The small area marked in blue on the attached plan, extending to 5m x 5m, is excluded from the sale.

The land is further described in the schedule below:-

OS Number	Description	Area (Ha)
3699	Grassland	2.59
5096	Grassland	2.09
6494	Grassland & Track	3.88
3782	Grassland & River	3.61
5069	Grassland & River	4.16
3666	Grassland	1.96
4653	Grassland & Track	1.12
	House & Garden	0.45
		<b>19.86 hectares or</b>
		<b>49.08 acres or thereabouts</b>

### Services

We believe that the property is connected to mains electricity and water, with drainage by private means

### Tenure & Possession

We believe the property is freehold and vacant possession will be given upon completion.

### Local Authorities

The local authorities for this property are Derbyshire Dales District Council and Derbyshire County Council.

### Viewings

By prior arrangement through Graham Watkins & Co. Please note the drive is private and any interested parties must have an appointment to view.

### Measurements

All measurements given are approximate and are 'maximum' measurements.



### Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

### Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

### Energy Performance Certificate

The Farmhouse and Annex have individual EPC's with the Farmhouse being shown on the following page. The Annex has an EPC rating of 75 (C) with a potential of 105 (A). Further details can be found on our website or via the EPC register on the government website.







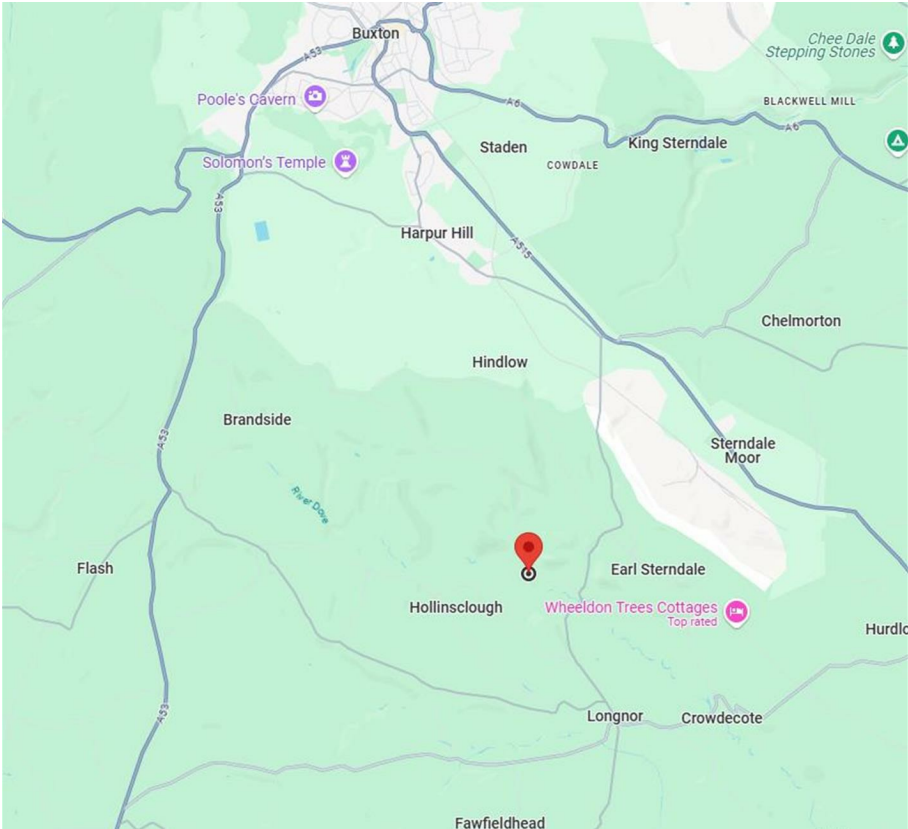
## Viewing

Please contact our Granam Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

