



Beaver Croft & Barn, Howden Dam,
Upper Derwent Valley, Nr Bamford, S33 0BB





Nestled in the picturesque Howden Dam area of the Upper Derwent Valley, near Bamford, this remarkable house offers a unique blend of comfort and natural beauty. With six spacious bedrooms and four well-appointed bathrooms, this property is perfect for families or those seeking ample space for guests. The three reception rooms provide versatile living areas, ideal for entertaining or relaxing with loved ones.

INTRODUCTION

One of the standout features of this home is its stunning garden, which offers a tranquil retreat surrounded by the breathtaking scenery of the Peak District. The garden is perfect for outdoor activities, gardening enthusiasts, or simply enjoying the fresh air in a serene setting

This property also boasts two individual dwellings, providing an excellent opportunity for multi-generational living or holiday let income. The off-grid living aspect adds to its charm, allowing for a sustainable lifestyle while remaining connected to nature

The location is truly exceptional, with the beauty of the Upper Derwent Valley right on your doorstep. This area is renowned for its stunning landscapes, walking trails, and outdoor activities, making it a haven for nature lovers and adventure seekers alike

In summary, this house in Howden Dam is not just a home; it is a lifestyle choice that offers space, beauty, and the opportunity for a unique living experience in one of the most beautiful parts of the UK



KEY FEATURES

- Scenic Upper Derwent Valley Overlooking Howden Dam
- Two Individual Stone Built Detached Properties
- Stunning Gardens Amounting To Approx 1.72 Acres With Vegetable Beds & Outdoor Entertaining Area
- Sauna & Ice Bath
- Off Grid Living In A Unique Peaceful Setting
- Garage & Off Road Parking For Several Vehicles
- Ideal For Dual Living Or Income As Holiday Let
- A Mix Of Traditional & Contemporary Features
- EPC: TBC



SUSTAINABLE OFF GRID LIVING

The property benefits from a sophisticated green energy infrastructure designed for resilience and efficiency

Two modern biomass boilers provide economical heating, while a 36-panel photovoltaic solar installation generates electricity supported by backup generators housed within a dedicated plant building

Private spring water is supplied via ultraviolet treatment, further reinforcing the self-contained nature of the estate. Together, these systems allow residents and guests to enjoy modern convenience and reduced environmental footprint



GROUNDS AND GARDENS

The south-facing grounds are a defining feature, carefully developed yet harmoniously integrated with the surrounding landscape. Sheltered by a wooded backdrop, the gardens unfold in a series of attractive spaces designed for both productivity and relaxation

Raised vegetable beds provide opportunities for home-grown produce, encouraging sustainable living and outdoor engagement throughout the seasons. Established planting and natural contours create privacy and colour, while a charming pond and waterfall introduce enhance the calming atmosphere of the setting

An outdoor entertaining area forms a focal point for gatherings, thoughtfully arranged with a firepit, pizza oven and barbecue, perfect for evenings under the stars or relaxed summer entertaining with panoramic views

Beyond their beauty, the gardens are alive with wildlife. The surrounding area is renowned for birds of prey and visiting species, the result is a landscape rich in natural interest and ever-changing seasonal spectacle



SAUNA AND ICE BATH

Enhancing the sense of retreat and wellbeing, the property includes a dedicated sauna and ice bath experience, an invigorating feature that perfectly complements the rural setting

Whether used for relaxation after long countryside walks or as part of a wellness routine, the combination of restorative heat followed by refreshing cold immersion offers a rejuvenating contrast



THE FARMHOUSE

This is a characterful sixteenth-century stone farmhouse offering warmth, charm and outstanding views, which has been enlarged and fully refurbished to create a truly stunning property that has been completed with an eye for detail

With luxurious fittings alongside traditional features, providing luxurious living accommodation over two floors



GROUND FLOOR OPEN PLAN LIVING AREA

This impressive open-plan living space is thoughtfully arranged across three distinct areas, featuring exposed beams, characterful stonework and windows to three sides alongside additional Velux rooflights that flood the room with natural light. At its heart sits a striking double-sided fireplace housing a stove, creating a central focal point

Kitchen Area: A bespoke fitted kitchen with a range of vintage French Oak units, a Belfast sink and a Range cooker

Dining Area: The kitchen flows seamlessly into the dining space, ideal for entertaining

Lounge Area: A cosy seating area centred around the fireplace, overlooks the kitchen

Utility room: A practical utility room with space and plumbing for a washing machine. WC

Bedroom: A ground floor double bedroom

En-suite bathroom





FIRST FLOOR

Sitting Room: A stunning dual aspect room with a glazed panel overlooking the living area below.

Exposed stonework and timbers leads to:

- A double bedroom with a feature port hole window
- A luxurious en-suite with a free standing bath, separate shower enclosure and 'His & Hers' wash hand basins
- A double bedroom
- An en-suite shower room



THE BARN

Standing apart from the farmhouse, the detached barn has been run as luxurious self-catering accommodation of exceptional quality but also ideally suited as a main home

OPEN-PLAN LIVING SPACE: The dramatic heart of the barn is a spectacular open-plan room arranged across three distinct areas beneath a soaring vaulted ceiling.

Kitchen Area: High-quality fitted units with extensive built-in appliances and additional freestanding equipment.

Dining Area: Positioned beneath the full-height roof structure, with feature staircase rising to the mezzanine level

Sitting Area: Anchored by a striking stone fireplace and inset multi-fuel stove, complemented by exposed oak beams and roof lights flooding the space with natural illumination.

SNUG/STUDY: From the living area, doors open into the the flexible dual aspect room with attractive views across the garden from the full height feature window. Also ideal as an additional bedroom if required.

BEDROOM: A ground floor double bedroom.

SHOWER ROOM: With travertine flooring.

MEZZANINE LEVEL: Ideal study area or additional sleeping platform. **BEDROOM:** A double bedroom. **BATHROOM**





APPROACH AND OUTBUILDINGS

The approach is via a scenic country lane running alongside the reservoirs before entry to a long driveway leading to both farmhouse and barn

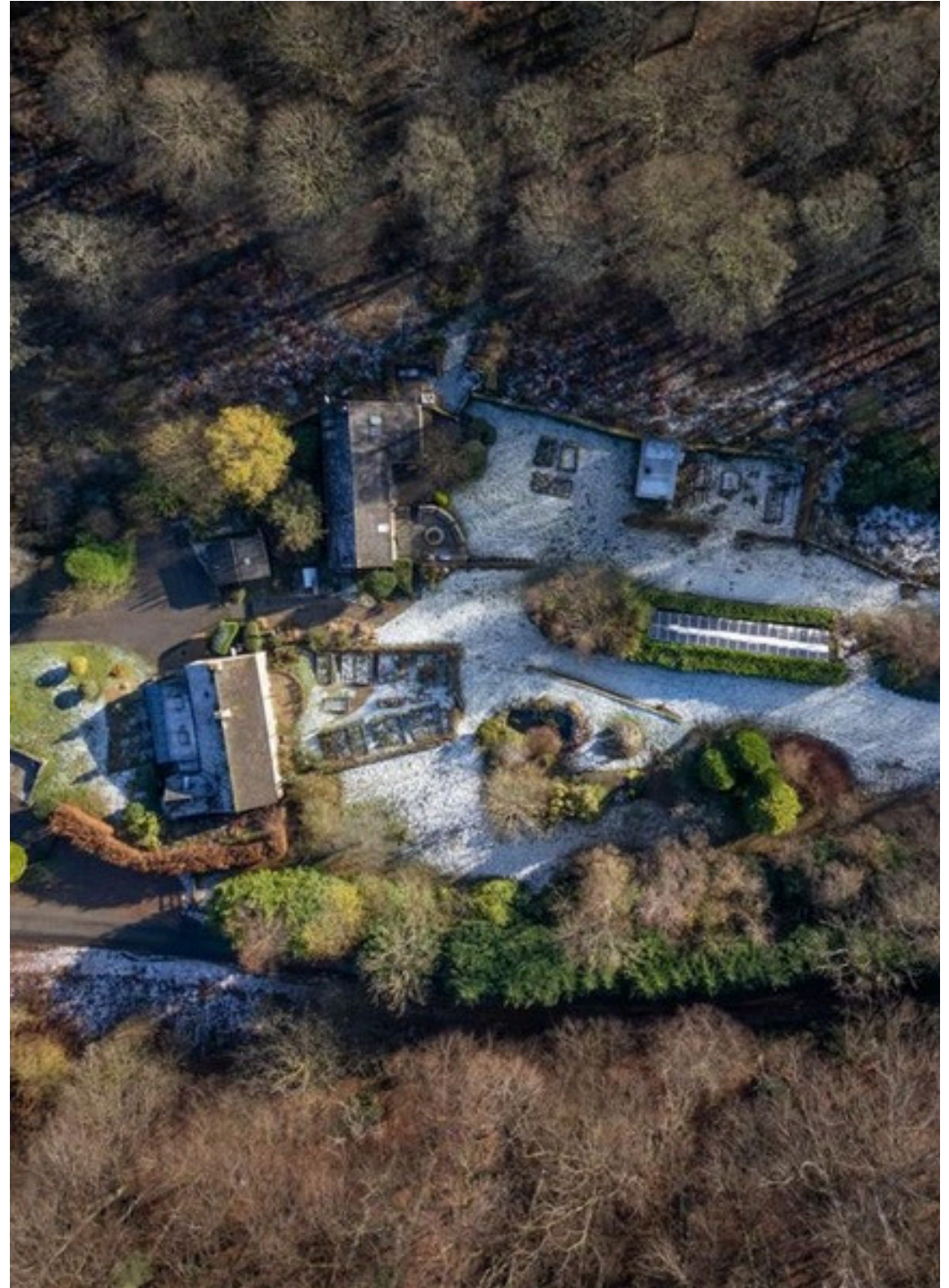
Additional structures include a stone garage, a timber storage shed and solar plant/ biomass boiler building



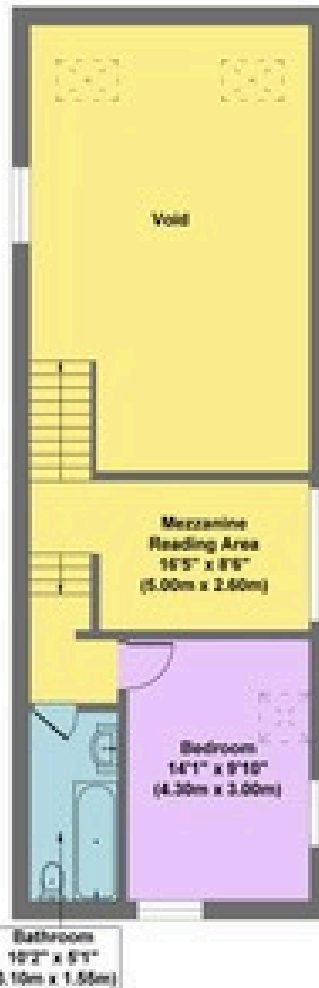
MAGICAL LOCATION

Few properties combine heritage, dual living, holiday let or retreat income potential, sustainability and setting as compellingly. With its panoramic views, abundant wildlife and quiet seclusion, it offers an idyllic escape from the pace of modern life while remaining both practical and versatile

This is not simply a home or investment, it is a lifestyle defined by space, self-reliance, natural beauty and restorative calm



Beaver Croft & Barn



Approx. Gross Internal Floor Area 3561 sq.ft / 330.77 sq.m

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

App



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