



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Benstor House Farm & Cottage

Great Hucklow, Buxton, SK17 8RD

Offers In The Region Of £1,200,000



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Benstor House Farm and Cottage offers a great opportunity to purchase a traditional four bedroom farmhouse, along with a two bedroom cottage and barns for further development if desired. The property stands in 4.68 acres in total, of which the agricultural land itself extends to 3.6 acres or thereabouts. The property would make an excellent home for a large family, those with equestrian interests, or it has the potential for holiday let use, subject to any necessary consents. Located in a desirable area, the property would lend itself to those wishing for a more rural lifestyle. Early viewing is highly recommended.

Directions

What3Words Location Code:

///freely.acre.enclosing

Take the A53 out of the town through Upper Hulme towards Buxton. At Ladmanlow turn right into Harpur Hill, continue to its extremity and turn right onto the A6. Turn left into Blackwell Dale on the B6049. Follow this road through Millers Dale and Tideswell. At the crossroads turn right and immediately turn left following the B6049 and continue along for a short distance where Benstor Farm & Cottage can be found on the left hand side identifiable by our For Sale board.

Accommodation Comprises:

Front Entrance Door leading into the porch

BENSTOR HOUSE FARM

Entrance Porch

External door with windows to side aspects, stone floor.

Entrance Hall

With wooden block flooring, radiator, under stairs storage cupboard, staircase with wood panelled feature wall.





Dining Room
13'5" x 12'2" (4.093m x 3.721m)
Stone fireplace with log burning stove with stone hearth, radiator, windows to front and side.



Kitchen
13'6" x 7'8" (4.14 x 2.36)
Base cupboards and drawers with work surfaces over, plumbing for dishwasher, inset sink unit, matching wall cupboards, extractor fan, windows to rear and side. Pantry off.

Rear Porch / Utility
9'4" x 4'10" (2.853m x 1.483m)
With tiled floor, door to outside, plumbing for washing machine, window to rear and outside tap.

Cloakroom
With lavatory, wash hand basin, tiled floor, window to side.

Living Room
21'5" x 12'10" (6.533m x 3.921m)
With stone fireplace incorporating stove on hearth, radiators, windows to front and rear.

Stairs to First Floor Landing
Window to rear.

Bedroom One
13'1" x 12'0" (3.998m x 3.677m)
With built in wardrobes, radiator and window to rear.

Bedroom Two
13'4" x 12'0" (4.087m x 3.680m)
Window to front, radiator,

Bedroom Three
8'11" x 6'1" (2.722m x 1.870m)
With storage cupboard, window to front, radiator.

Bedroom Four
14'1" x 7'8" (4.316m x 2.361m)
Window to front, cupboard storage, radiator.



Bathroom

With panel bath, wc, pedestal wash hand basin, window to rear, radiator, extractor fan and airing cupboard.

Separate double walk in shower with mixer shower fitment.

BENSTOR COTTAGE

Benstor Cottage comprises a 2 bedroom cottage with the benefit of electric storage heating. The cottage is adjoining the main house on one side and the garage/outbuilding on the other.

The property briefly comprises the following accommodation:-

Entrance Porch

External door, tiled floor.

Living Room

14'9" x 13'8" (4.518m x 4.182m)

With fireplace, open stairs off, window to front, wall mounted storage heater, open plan to kitchen.

Kitchen

10'4" x 5'6" (3.168m x 1.684m)

The kitchen has a wooded block floor, a range of wall and base units, inset sink, window to rear. Hallway off with door to rear, built in storage.

Rear Hall

With external door to the rear.

Snug

16'1" x 8'7" (4.917m x 2.625m)

With fireplace, wall mounted storage heater, window to front.

Stairs to First Floor Landing

Bedroom One

10'4" x 10'11" (3.164m x 3.341m)

With walk in wardrobe and over stairs storage cupboard

Bedroom Two

10'3" x 7'4" (3.133m x 2.243m)

With fitted wardrobes, wall mounted storage heater, window to rear.



Bathroom

With panel bath and shower over, wc, pedestal wash hand basin, wall mounted Dimplex heater, window to rear and extractor fan.

GARDENS

The property enjoys spacious formal gardens to the front with lawns and flower/shrub borders and beds. Wooden summerhouse.

OUTBUILDINGS

Double Garage

23'0" x 21'3" (7.023m x 6.494m)

With up and over door, concrete floor and stairs to loft over, cold water tap, light and power connected.

Loft

32'7" x 21'2" (9.955m x 6.459m)

Door to rear leading to stone steps.

Separate Utility Room

Accessed from the rear aspect, and has power and plumbing for washing machine connected, and a rear door.

Detached Stone and Tiled Building

Garage/Tack Room

13'1" x 11'10" (3.99m x 3.629m)

With loft over

Barn

28'8" x 13'3" (8.753m x 4.049m)

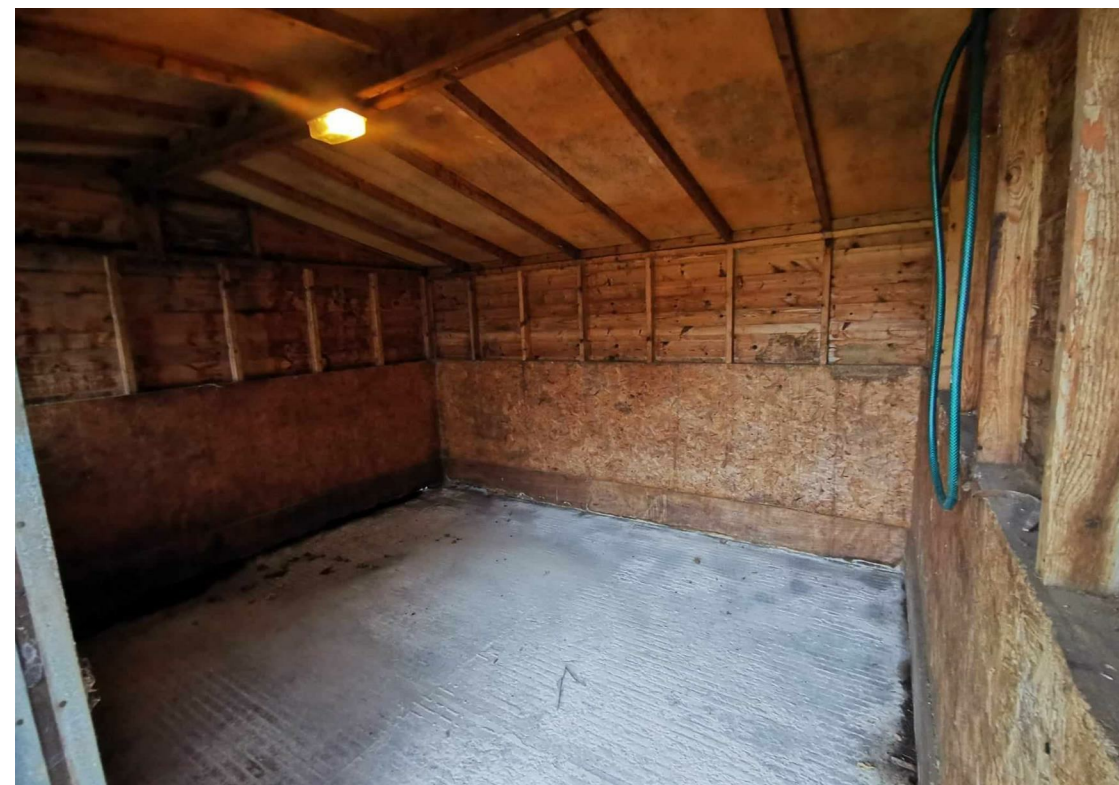
Concrete floor, cold water tap, light and power connected.

Wooden Stable

On concrete pad

SERVICES

We understand that the property is connected to mains electricity and water with drainage being by private means. There is an external oil combination boiler which serves the heating system.



LAND

The property stands in 4.68 acres in total. The agricultural land itself extends to 3.6 acres or thereabouts and is utilised by a local farmer for mowing and grazing purposes, it also includes a stable.

LAND REGISTRY

The property is held on the Land Registry under title number DY434491

LOCAL AUTHORITY

The local authority for both properties is Derbyshire County Council and Derbyshire Dales District Council.

Viewings

By prior arrangement through Graham Watkins & Co.

EPC Ratings

We believe that both the Farmhouse and the Cottage have EPC ratings of E.

Tenure and Possession

We believe that the property is freehold.

Measurements

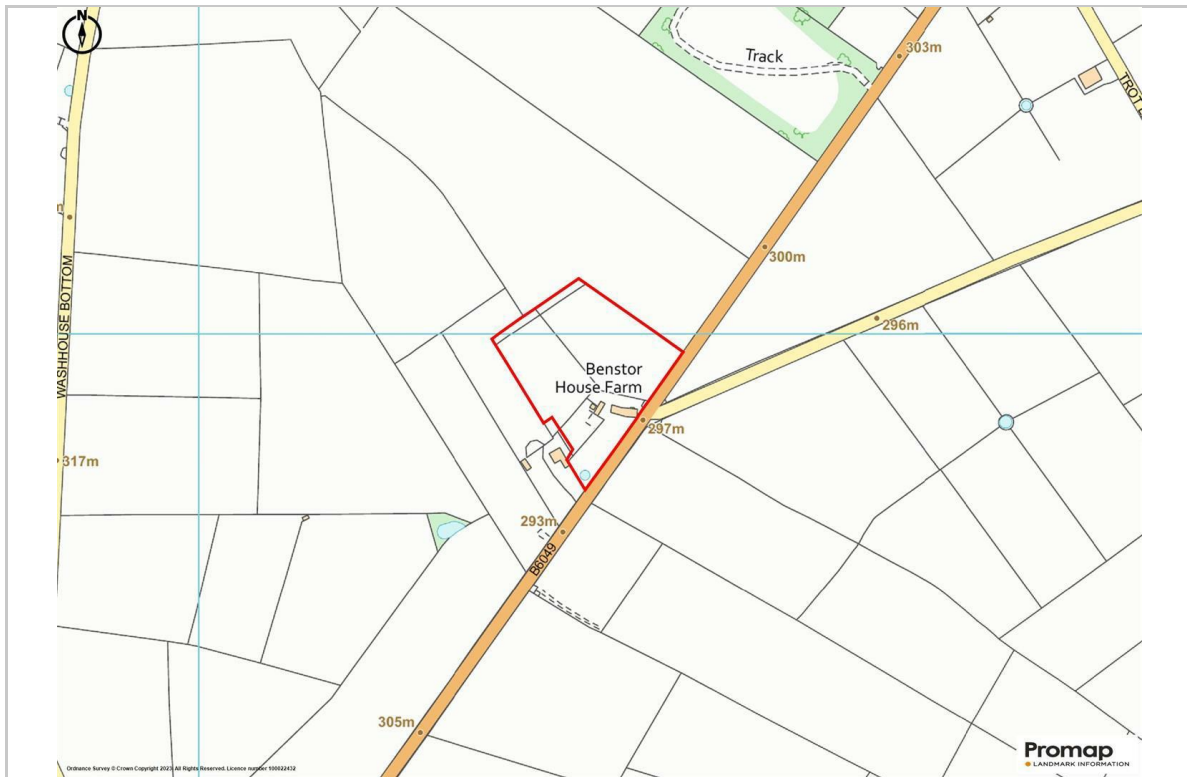
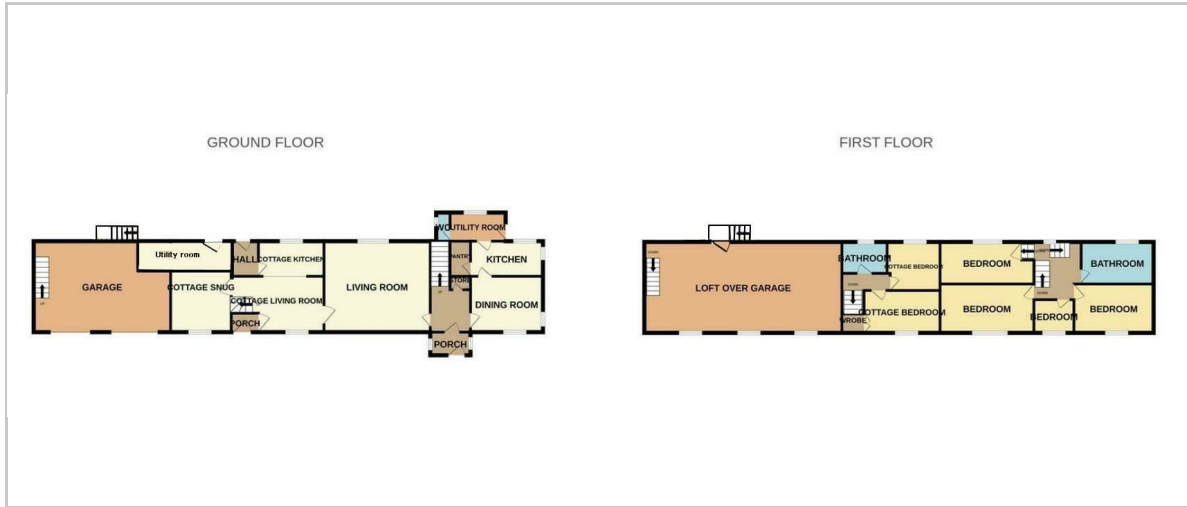
All measurements given are approximate and are 'maximum' measurements.

Please Note

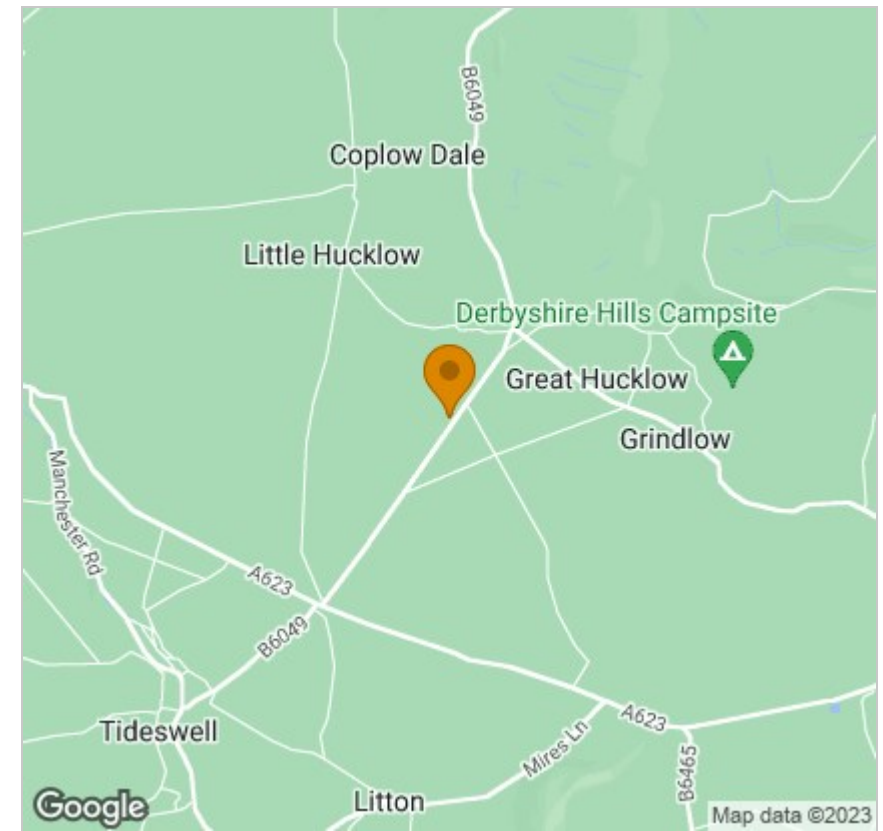
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.



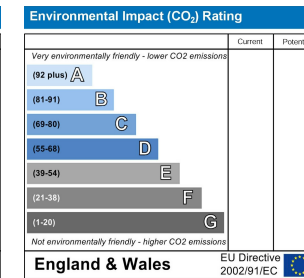
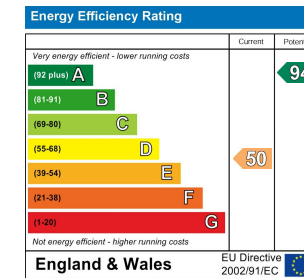
Floor Plan



Area Map



Energy Efficiency Graph



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