



The Fishing Lodge
The Dale | Hathersage | Derbyshire

FINE & COUNTRY

THE FISHING LODGE



Introducing a unique and seldom seen opportunity to acquire a real piece of history in quite simply a breathtaking and stunning backdrop. The 4 acres of stunning grounds encompasses woodland, a fishing lake, two stunning weirs, walking tracks, flat formal gardens, wood store, barbeque and chiminea area, gated access with private parking.



KEY FEATURES

On the land is a lodge which has been sympathetically converted by the current owners into a contemporary weekend retreat, creating a private sanctuary to relax and unwind, enjoy the abundance of wildlife and birdsong creating an absolute paradise for birdwatchers. A modern living area has been created with a log burner and kitchenette on the ground floor with a mezzanine sleeping area above, with a useful enclosed toilet area. Further to the non-residential dwelling there is a log cabin which could be used as a shower area. This land is an amazing opportunity for a cash buyer to have an excellent retreat a haven of seclusion in an absolutely glorious natural setting to enjoy the outdoors and all the nature has to offer.

STRICTLY CASH BUYERS AS THE LODGE HAS A NON-DWELLING STATUS. ALL SEARCHES AND CONTRACTS HAVE BEEN PREPARED BY THE VENDORS SOLICITORS IN ANTICIPATION OF A HIGH AMOUNT OF INTEREST. PLEASE CONTACT FINE & COUNTRY FOR A CONTRACT PACK.





SELLER INSIGHT

“Tucked away in Hathersage in the Peak District, The Fishing Lodge offers an ultimate, and seldom seen, rural retreat away from the hustle and bustle of life. Sitting in 4.5 acres of woodland, formal gardens and a lake with incoming rivers, a natural habitat for brown trout and crayfish, the lodge, built in 1850, is fairy-tale-esque. Steve, Anna, Bert, Jack, and Magnus the black Labrador, have owned this slice of heaven for 16 happy years. 'It wasn't actually what we were looking for but as soon as we walked through the gates and spotted the little ducklings bobbing around on the lake, we could feel the magic of the place. Falling totally in love, we just knew we had to own it. The plot is indescribably beautiful; the trees are always full of bird-song and the gardens provide southerly sitting areas overlooking the lake and woodland beyond. There are two ancient dramatic stone weirs built within a delightful river which flows through the grounds. The whole area is secured by an iron and timber gate and fencing to the nearby lane and surrounding moorlands. The Fishing Lodge itself is stone built with a stone roof and chimney. It has a low hobbit style wooden entrance door with a neat black wellington boot knocker and variegated ivy growing up and around the entrance door which wrens nest in. It has double-glazed window's set within stone mullion surrounds. It's picture-perfect!

'Although small, the Lodge is very comfortable and features an impressive grit stone fire surround with a log burner, a modern kitchenette, oak and coir matting flooring and freshly decorated white lime wash stone walls. There is a small oak staircase that leads to the mezzanine level with a raised ceiling and a charming exposed beam. On this level is an enclosed WC and glass balustrades to the mezzanine edge overlooking the fireplace.'

'As a family we have spent very many happy times at The Fishing Lodge, however the tranquillity has especially enabled Steve to totally relax after a long week working away in London. Spending time here has turned us both into bird watching, wild flower spotting, all-round nature loving country people.'

'We will hugely miss the tranquillity, privacy and seclusion and hope the next custodians love the place as much as we do.*'

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







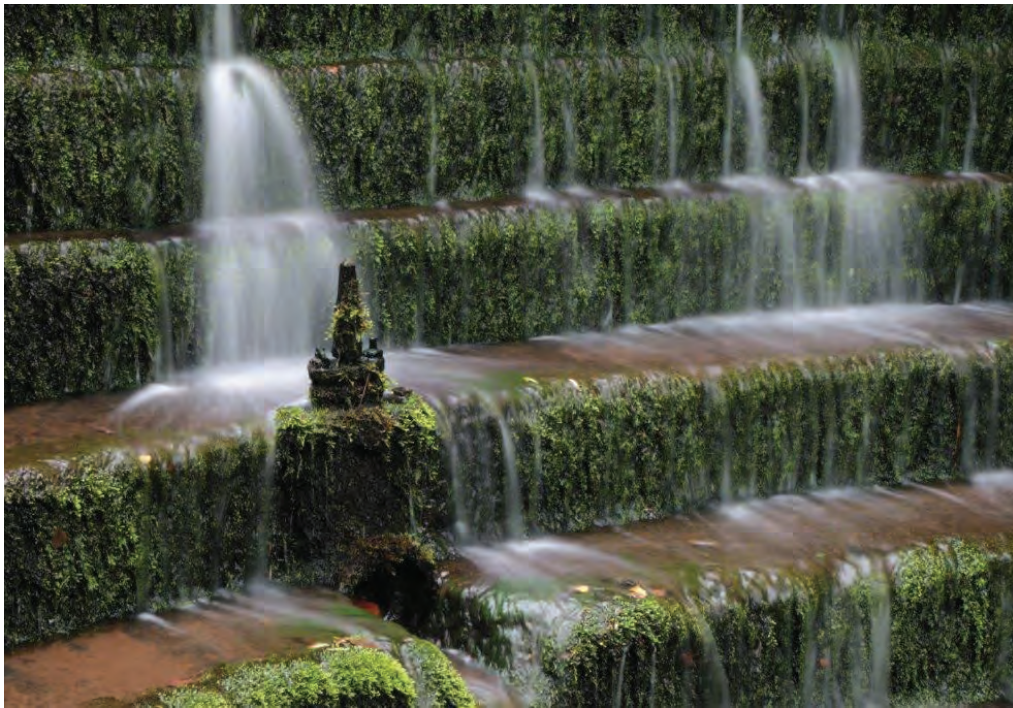




















LOCAL AREA

Hathersage is situated slightly to the north of the Derwent valley, Derbyshire, in the Peak District National Park. It lies just 12 miles north east of Buxton and approximately 5 miles south-west of Sheffield. Hathersage is surrounded by woodland hillsides and stunning gritstone edges, which attracts lovers of the outdoors. The local areas of natural beauty are staggering with Stanage and Burbage Edges, Offerton and Abney Moor and Bretton Clough in the nearby area. The river Derwent also passes just south of the village at Leadmill, where there is a picturesque bridge and an old country inn.

The leisure activities on offer are vast whether it be exploring Stanage Edge, a gritstone escarpment north of the village which is renowned for being a fabulous location for climbers or exploring the numerous routes for running, cycling and hiking. You can even hand glide nearby.

The Fishing Lodge is on the edge of the village which leads to the moorlands above where there are fell trails in abundance.

Hathersage's historical associations are vast. There are strong connections to Robin Hood and the Eyre family. In the village churchyard visitors can see the reputed grave of Little John, one of Robin Hood's Merry Men, and supposedly once a resident of Hathersage.

The community here is thriving. The village is lined with beautiful old stone buildings, and a wealth of facilities including a collection of vibrant, cafés, shops, pubs and lovely restaurants, as well as a heated outdoor swimming pool open all year round. It is no wonder that Hathersage is one of the most popular and visited areas in the Peak District National Park.

There is a good selection of accommodation for visitors too with hotels, inns, guesthouses, holiday cottages and campsites in and around the village.

Hathersage is served by Hathersage railway station on the Hope Valley Line which lies on the southern edge of the village which serves Sheffield and Manchester.







INFORMATION

- Weekend Retreat
- 4.5 acres
- Woodland with walking tracks
- Fishing Lake
- Dramatic stone weirs
- Stone built lodge
- Log cabin with mains water supply/electric
- Peak District National Park
- Breath-taking Scenery
- Non residential dwelling status

Directions

From Hathersage head north-west on Station road/B6001 towards main road / A6187. Turn right onto main road A6187. Take the next left onto School lane which continues onto the Dale. The retreat can be found on the right hand side accessed by a private set of double robust steel and wooden gates.

Services

Mains water, drainage and electricity.

Tenure

Freehold

Local Authority

Derbyshire Dales

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 0114 404 0044

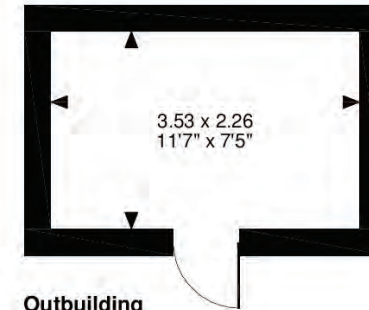
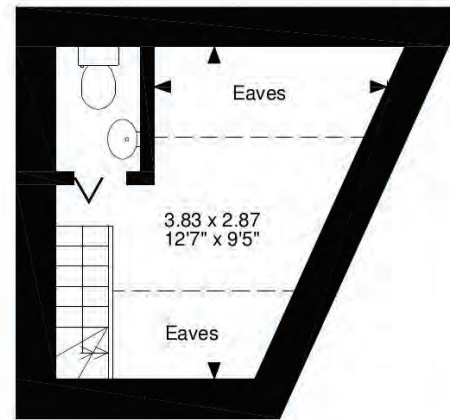
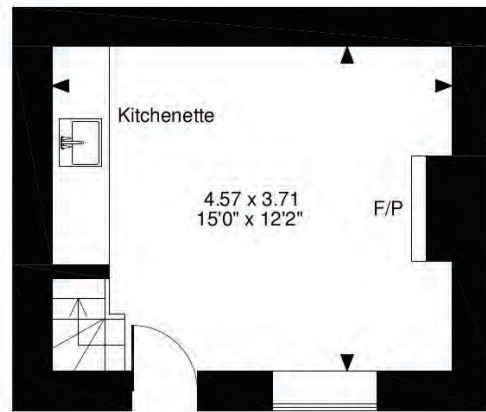
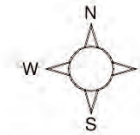
Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

The Fishing lodge, The Dale, Hathersage
Approximate Gross Internal Area
Main House = 252 Sq Ft/23 Sq M
Outbuilding = 86 Sq Ft/8 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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THE FINE & COUNTRY
FOUNDATION

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