

# New House Farm

Sheen, Buxton, SK17 0HP

John   
German









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£850,000

A prestigious Grade II listed detached stone farmhouse situated in 3.41 acres which includes two paddocks having been sympathetically renovated throughout to a high standard, with outbuildings including stone barn, workshop and stores.

*Ashbourne 12 miles, Buxton 10 miles, Bakewell 12 miles.*

This prestigious Grade II listed detached farmhouse is located on the outskirts of the lovely hamlet of Sheen in the Peak District National Park, offering a peaceful rural retreat surrounded by glorious Derbyshire countryside and drystone walls.

The property has been upgraded throughout providing fantastic high quality accommodation including a luxury kitchen and bathrooms, set within 3.41 acres that includes two paddocks, a large driveway with turning island, several outbuildings plus a detached stone barn that could be used as stable or has potential for conversion (subject to relevant planning permission), it does require some structural attention.

There are excellent facilities in the nearby village of Hartington and also convenient for Ashbourne, Buxton and Bakewell all very commutable.

The property must be viewed to appreciate its setting and the glorious rural views from majority of elevations.

### Accommodation

A main entrance door leads into a charming reception hall with original flagstone floor, doors leading off to the main rooms and access down to the cellar which has a stone barrel vaulted ceiling, original stone thravls, stone tiled floor and window.

The dual aspect drawing room has fitted shutters, an original flagstone floor with newly fitted under floor heating, feature stone fireplace with stone hearth and open fire, corner store cupboard and door to the farmhouse style kitchen that has been luxuriously refitted with in-frame painted wooden base and wall mounted units, high quality Corian work surfaces, twin Belfast sink and fitted electric Aga (separate to central heating system), fridge freezer and dishwasher, stone tiled floor with under floor heating, and beamed ceiling.

A separate dining room has a feature stone fire surround, cast iron inset and stone hearth, sash windows with fitted shutters and exposed beamed ceiling.

The utility room has a washing machine plus useful cloaks area and stone tiled floor with under floor heating which also continues into the downstairs w.c that has been refitted with a white suite and heated towel rail.

A doorway leads to an original larder with stone thravls and mullion window to rear.

On the first floor is a light and airy landing with stairs off to the second floor and doors to the three first floor well proportioned bedrooms, and the family bathroom that has been refitted with a white suite including an antique roll top freestanding bath, large double width shower cubicle with mixer shower over, and heated towel rail.

On the second floor a large impressive landing leads to the good sized master bedroom, bedroom five/study/dressing room and an impressive refitted luxury bathroom with a white suite including bath, double width shower cubicle, unique inset shelving, skylight, heated towel rail and door to a large walk-in airing cupboard and eaves storage.

### Outside

An impressive entrance with dry stone wall to the boundary and a flagstone pathway with gated access leads down to the front elevation with adjacent lawned front garden and mature trees.

To the rear an enclosed paved private courtyard gives access to the side that has a detached outbuilding consisting of original pig sty, coal store and log store with power, lighting and a sink.

There is also a lower level garden store. The main drive is accessed at the rear and provides extensive parking and has a central island and detached lower level double garage/stable with additional storage housing a unique laundry with power and lighting.

Across the road lies a detached barn with its own access, currently with two ground floor store rooms and a staircase leads up to a first floor area. This barn offers potential for conversion, subject to necessary planning consents.

Also an additional feature are the two impressive paddocks suitable for those equestrian enthusiast.

### Agents Notes

- 1) The property is Grade II listed.
- 2) The property lies in a conservation area of the Peak District National Park.
- 3) Some nearby properties are currently undergoing renovation.
- 4) There is a public footpath that runs through the two paddocks.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

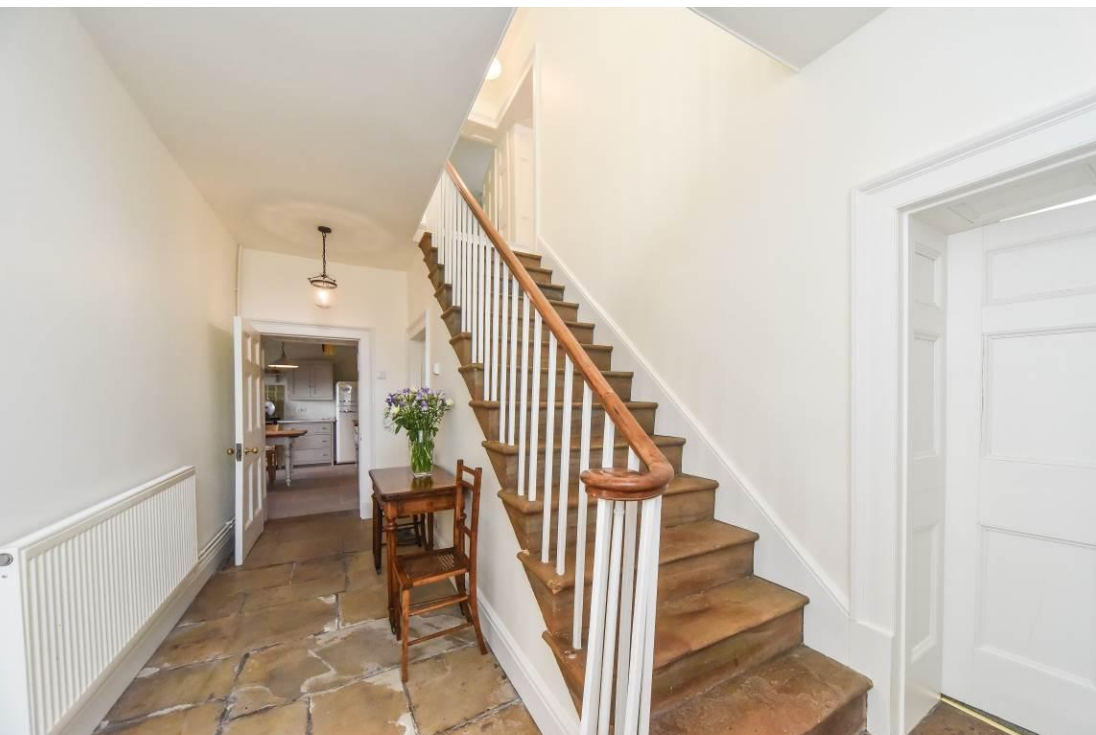
**Services:** Mains water and electricity. Private drainage with its own septic tank. Oil tank. Broadband internet connectivity. Purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

**Our Ref:** JGA/080519

**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band E











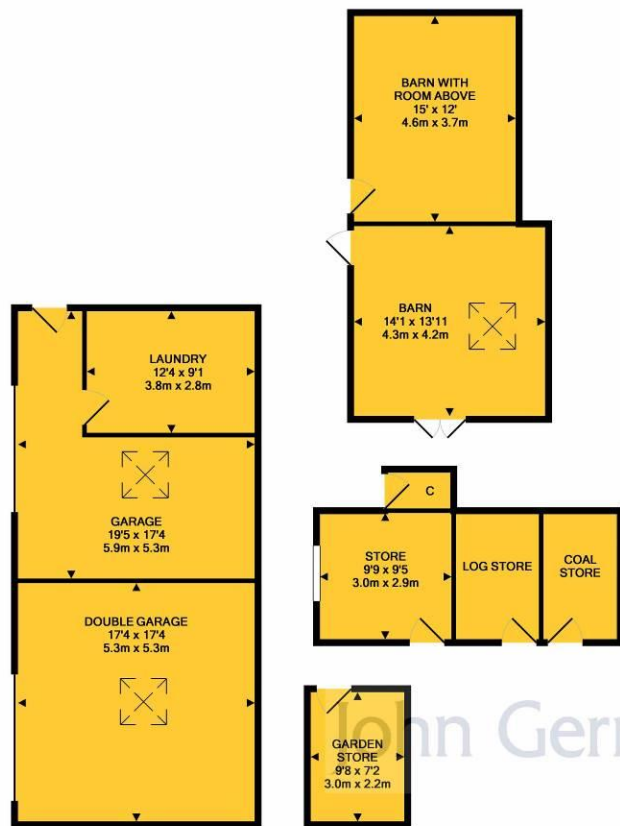




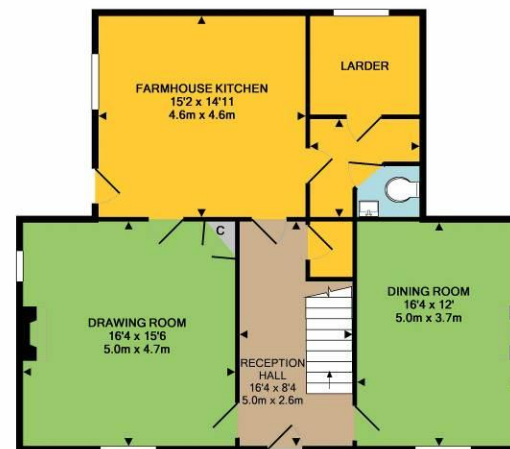








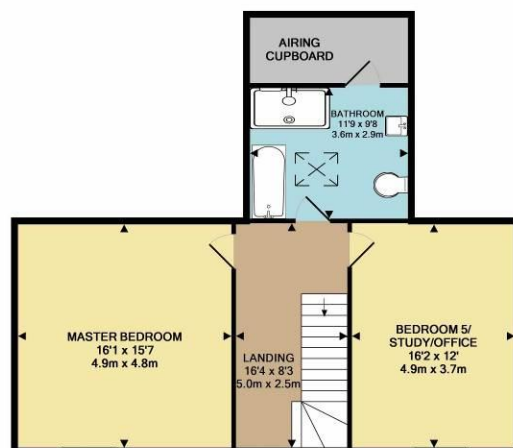
OUTSIDE



GROUND FLOOR



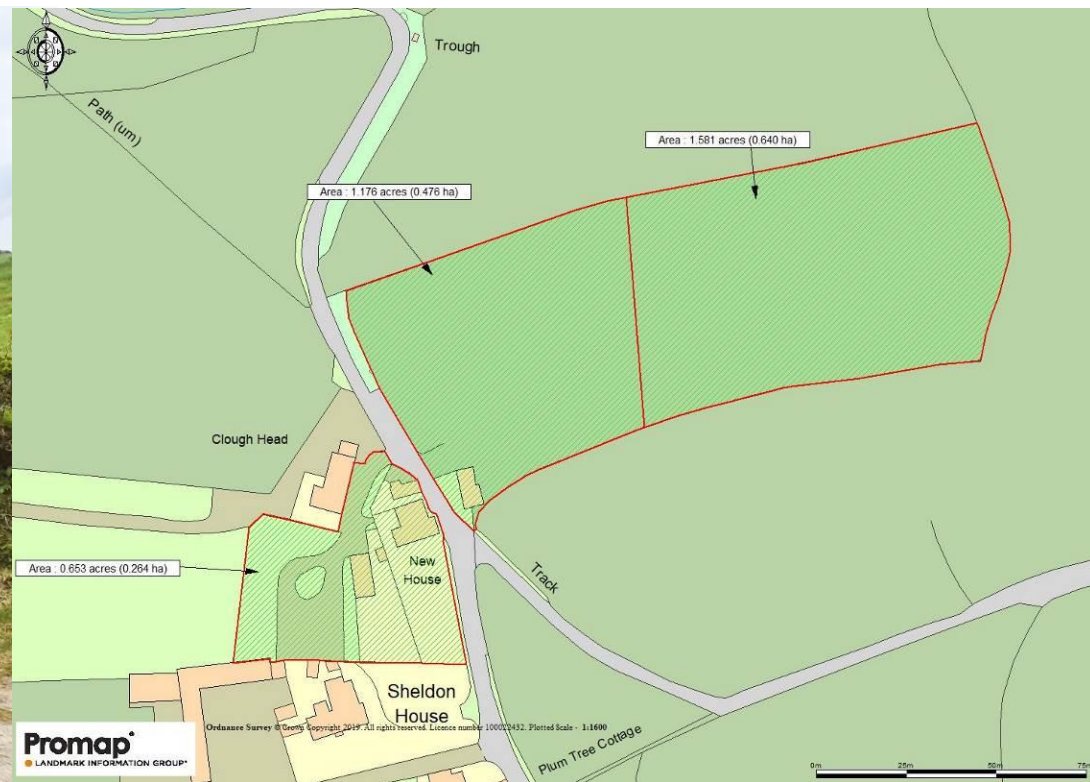
1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

**EPC NOT REQUIRED AS PROPERTY IS GRADE II LISTED**

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