



Cliff Farm
Cliff Lane | Alport | Bakewell | Derbyshire | DE45 1LL

FINE & COUNTRY

CLIFF FARM

Set in an area of uniquely outstanding natural beauty, with magnificent panoramic views of the Peak District National Park, is a stunning renovation opportunity rarely seen. Complete with a four-bedroom farm house, showcasing an abundance of period features and a detached stone-built converted barn of exceptional proportions, the latter of which includes two, self-contained one-bedroom apartments with the addition of a spacious function/games room open to the eaves. Standing in approximately one acre overlooking the far reaching countryside this is a unique and truly exceptional opportunity in an idyllic tranquil location.

INTRODUCTION

Cliff Farm, built in the 1760's is a traditional Derbyshire long house and converted barn, which nestles in total rural seclusion in the heart of the White Peak, close to the historic market towns of Bakewell, Ashbourne and Matlock and close to Chatsworth House and Haddon Hall historic buildings. Rarely do we see a setting so picturesque; this plot enjoys far reaching panoramic views and offers the chance of totally secluded rural living, yet close to all amenities the local towns offer.

Accessed via a private road and surrounded by rolling Derbyshire countryside, stretching to approximately 1.31 acres, with over 4,800 sqft of accommodation.

The main property currently comprises of four bedrooms with family bathroom, kitchen, utility and laundry with four further reception rooms, all with distinctive period features. One reception area in particular is hugely spacious and open to the eaves, with glazed door overlooking the stunning landscape beyond, making this an ideal entertaining hub of the home. The adjacent barn, converted in 2006 includes two one bedroom self contained apartments and a large open plan function room with kitchen facilities.

With appropriate planning the opportunities here are vast. Ranging from relocating the kitchen in the main property to create a large, contemporary double height open plan family living kitchen. With the addition of bifold or patio doors this would create a stunning room which would take full advantage of the panoramic views of the Peak District, or indeed the possibility of linking the main property to the adjacent barn which would ultimately provide a home of exceptional proportions.

This really is an exciting development opportunity to create a tranquil, bespoke period home in one of the most enviable and sought after locations in Derbyshire overlooking the stunning Peak District countryside.



GROUND FLOOR

Since 1760, the property has been a working farm. However, prior to this, legends claim Cliff Farm was the staging post for carriages travelling from Ashbourne to Buxton. The main house is built from pink sand stone, quarried locally, with quoins, plain gables, intermediate and end ridge chimney stacks with a plain tiled roof. There are three bays, two with light flush mullioned windows incorporating extended heads and cills. The property is edged with coursed squared gritstone boundary walls.

Upon entering the off centre doorway with large quoined surround, the history of this Grade II listed property is evident. The main house alone encompasses over 2,640 sqft of accommodation and showcases exposed stone walls, pretty stone fireplaces and beamed ceilings. Directly in front of the inner hallway is the kitchen, and to the right is the dining room complete with original quarry tiled farm house floor, original wooden beams from across the fields and large stone lintel over the fireplace. To the left of the kitchen are three further reception rooms, comprising one sitting room and one lounge, both with underfloor heating and an impressively sized entertainment room. This hugely spacious room, known as the 'party room', is positioned at the end of the property and was originally the milking parlour. Now boasting immense ceiling height, exposed roof timbers and double doors which overlook the yard. Additional downstairs accommodation consists of a bathroom, utility area and storage shed accessed from the outside.





SELLER INSIGHT

“ We were looking to move somewhere that offered total seclusion with plenty of space and Cliff Farm has this in abundance, along with stupendous views. It's right off the beaten track which is just what we wanted,” says the current owner.

“The location is amazing. I enjoy going out for meals and I'm spoilt for choice with a superb selection of world cuisine in the form of fine dining, bistros, gastro pubs and takeaways. There are beautiful theatres in Buxton, Nottingham, and Derby to frequent, along with interesting and historic places to visit, such as the mind-blowing Chatsworth House, Bolsover Castle and Bakewell Farmers Market. There are walks and cycle tracks to explore, as well as trips to Carsington Reservoir, Robin Hood's Stride and Nottingham Forest.”

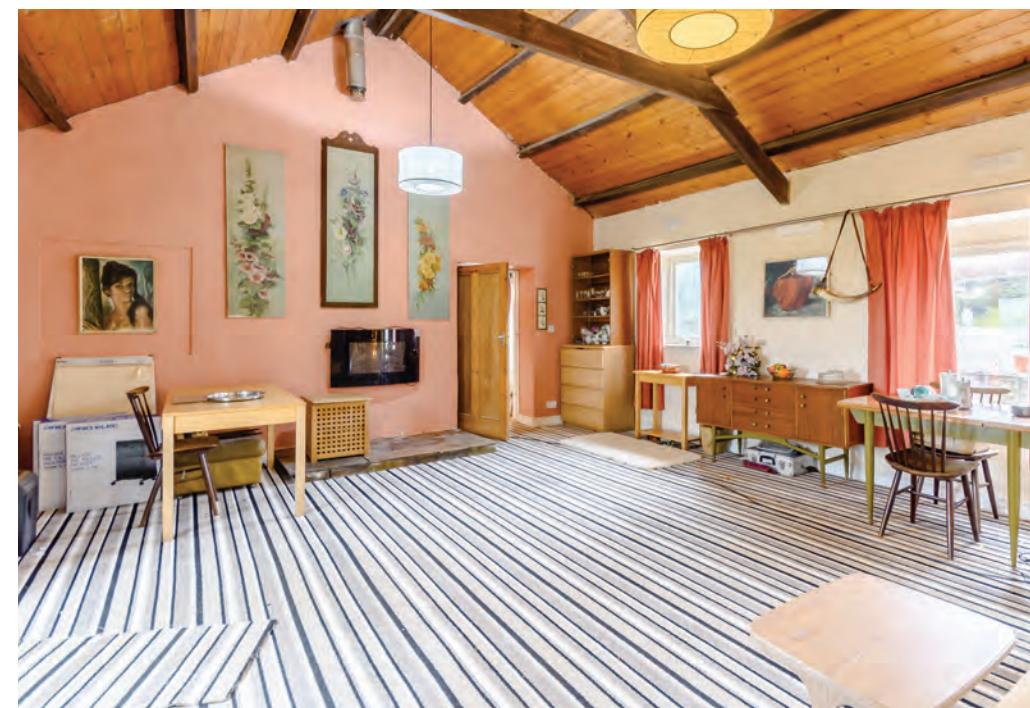
“There is a great sense of community here. The church is very important to me and there's plenty of local groups to be involved with, including bell ringing and choirs. The village shop does doorstep deliveries and I've had visits and phone calls from the local support group during lockdown. The choice is yours as to how much you'd like to be involved, there's no pressure.”

“Cliff Farm is built for relaxing and entertaining. Every room exudes a sense of calmness and tranquility. I like to sit in the peace and quiet on the decking with a cup of coffee as I take in the amazing views. The night sky is vast and clear and it's perfect for stargazing. There's a huge array of wildlife, such as deer, badgers, owls, and birds of prey. We've celebrated many special occasions here and I particularly enjoy hosting meditation and craft get togethers with my friends in the barn where we have coffee and a natter. Cliff Farm is somewhere to come home to after a busy day at work where you can potter in the garden and just let the world wash over you.”

“I've lived here for 38 years and I think my favourite room has to be the lounge in the main house. I love the porcelain tiled floor with underfloor heating and one wall has a beautiful picture window. If I have a problem and don't know where to turn, I head out to the barn, put my music on and relax on the couch with the dog curled up next to me and everything always becomes clear. There's no one else here but that's the beauty for me. I'm never lonely as I'm surrounded by everything I love,” concludes the current owner.

*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.





FIRST FLOOR

The staircase rises to the first floor, from the sitting room to the left of the kitchen. Here the landing runs almost the length of the property, which boasts four bedrooms and a family bathroom. Bedroom two features a most spectacular cast iron fire place, with original painted tiles and large lintel. All bedrooms boast views over the stunning landscape to the rear of the property.











CONVERTED BARN

This detached barn is positioned to the west end of the property and is an impressive addition to the main accommodation. The former open fronted cart shed, glazed and converted in 2006 is now two, one-bedroom self-contained apartments, one of which is at ground level. The other on the upper floor, boasts panoramic views through the picture window, overlooking Hart Hill moor, and additional external, feature stone steps to the ground level. Both apartments have retained their exposed stone walls, beautiful original ceiling timbers (cut from woodland across the fields) and create ancillary space to the main house of approximately 2,200 sqft.

This barn has the addition of a spacious function/games room, with underfloor heating and is complete with a kitchen area, tiled floor and large sliding glazed door opening onto the wide expanse of driveway. The wealth of original features have been sympathetically preserved. This accommodation is flexible and presents a host of possible opportunities, ranging from a perfect place to work from home, or for guests, friends or family to stay and explore the local countryside on foot and within commutable distance to many tourist spots, ranging from historic country homes to all the vast recreational activities the Peak District has to offer.







OUTSIDE

The outside vista surrounding Cliff Farm is unique for any home, truly spectacular and is the highlight of this property. The farm house is totally hidden from view and is accessed from a shared track with the neighbouring Estate, which opens into a private driveway, alongside which is the memorial wood, planted by the owner in the last 20 years. This beautiful area features specialist trees including tulip trees, handkerchief trees and pine trees, providing absolute privacy and seclusion. This leads onto extensive gravel parking and a turning area spacious enough for around 12 vehicles.

The front of the main farm house faces south, the rear to the north which overlooks the wide expanse of rolling Derbyshire Countryside. To the front of the home there is a wide expanse of garden, mainly laid to lawn with the addition of an orchard, mature trees, shrubs, flowering plants and a view of the memorial wood.

The front perimeter of the property is edged with a grit stone garden wall and flag stones. This leads to the rear garden which consists of lawned area, gravel borders and patio area.

To the west of the main property is the Barn, with two stone built outhouses, both of which can be accessed from the driveway. Behind the barn there is a decked area which overlooks a picturesque enclosure of grassland, edged with borders and mature shrubs creating a seamless transition to the breathtaking landscape beyond. There is also a storage outhouse which can be found here.









LOCAL AREA

The property lies in an unique, unspoilt rural location with the utmost privacy yet moments away from three idyllic Derbyshire villages. Cliff Farm is close to the quiet village of Alport, dating back to Saxon times, with an abundance of properties built in the 17th and 18th centuries. Close by is the River Lathkill which cascades through the village in a series of weirs and is popular with walkers and artists paradise, due to its scenic Peak District trails. A few moments away too is Elton - high up on the limestone plateau the views from here are stunning and this village was traditionally developed around lead mining and agriculture. Also close by, is Youlgrave, another village used for mining. This pretty little village is now famous for its annual Well Dressings, specific to this area, which have become an international attraction.

Less than 10 minutes away is the historic market town of Bakewell with its array of excellent local amenities. There is a wide variety of independent shops, hotels, museums, art galleries, restaurants and cafés, which provide the perfect opportunity to sample the local delicacy, the Bakewell Pudding. Another fantastic attraction in Bakewell is the Farmer's Market, which has also become an international attraction.

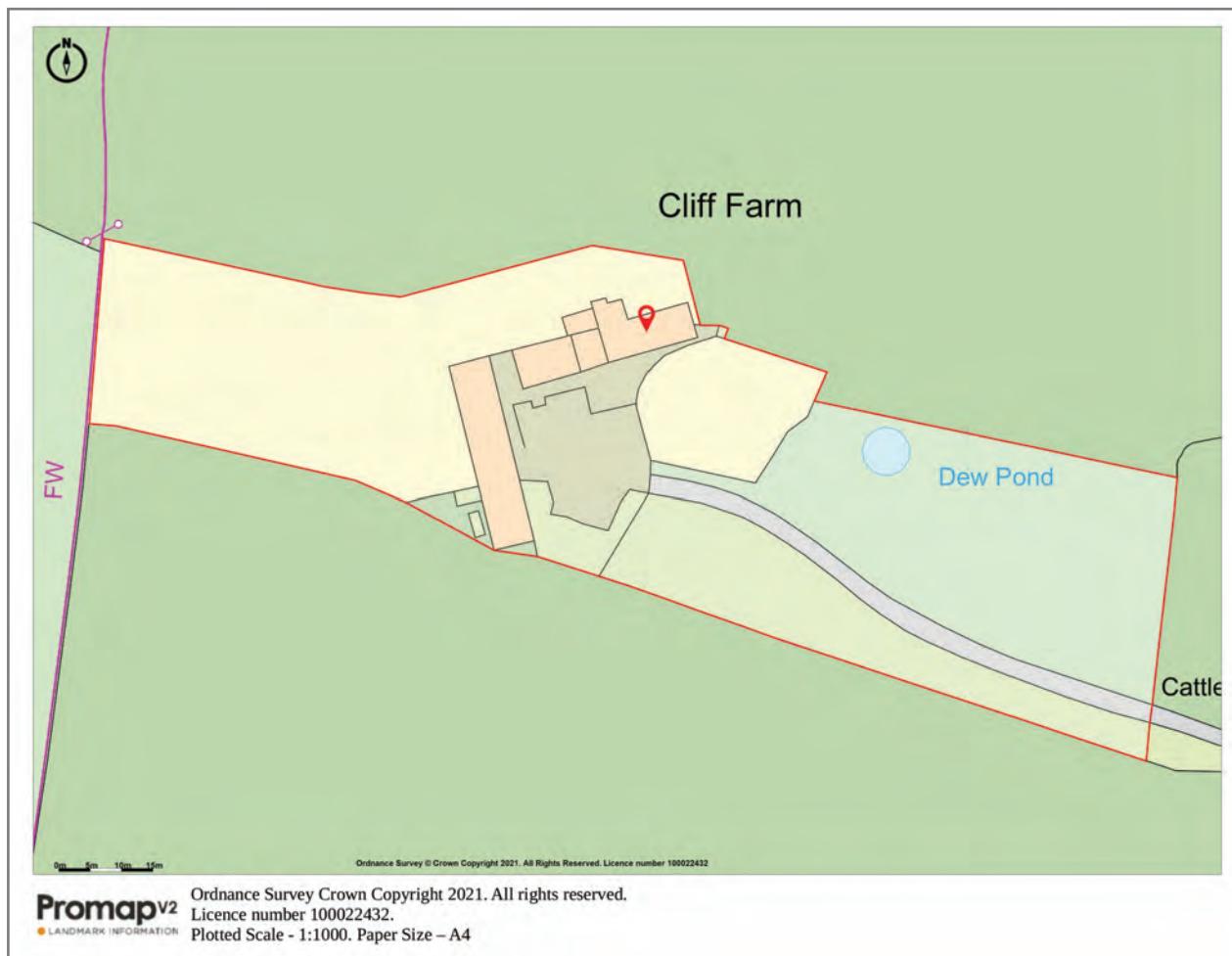
The Peak District is home to some of the most spectacular and fascinating historic country houses and castles in the country. The closest of which is the eminent Chatsworth House which holds international markets, and the stunning medieval manor, Haddon Hall. Both of these stately homes have inspired film makers, authors and painters over the centuries, and are synonymous with the history of the area. Bakewell itself is said to be the heart of the Peak; a prosperous town set within a valley alongside the River Wye. The local walks and leisure activities are extensive as well as exploring the local heritage and history.

The local schools here are well renowned with Lady Manners achieving multiple awards and have a long and successful tradition of involvement in the wider community and in the world. There is also an excellent independent prep school, St.Anselms within the heart of the town itself and excellent private schools in Chesterfield. Bakewell is easily accessible for local transport hubs such as Derby, Sheffield and Chesterfield with its crooked spire and close to other market towns such as Matlock, Ashbourne and Buxton.



LOCATION





INFORMATION

Services

LPG fired central heating, private water supply, septic tank and drainage system.

Tenure

Freehold

Local Authority

Peak District National Park Planning Authority and Derbyshire Dales District Council.

Viewing Arrangements

Strictly via the vendors sole agent Pip Holden on 07970 926 418

Website

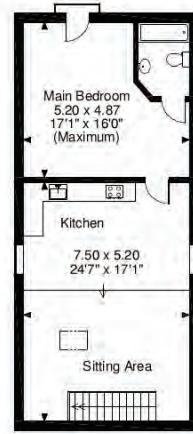
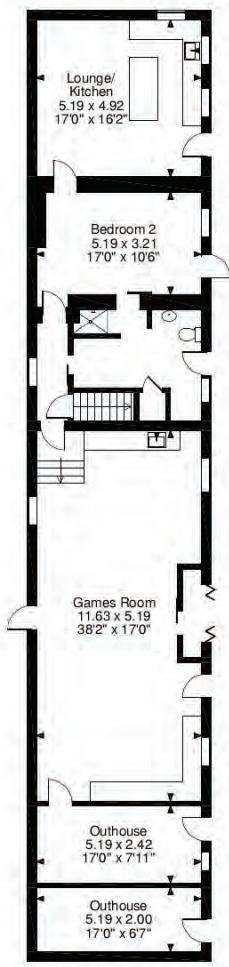
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Opening Hours:

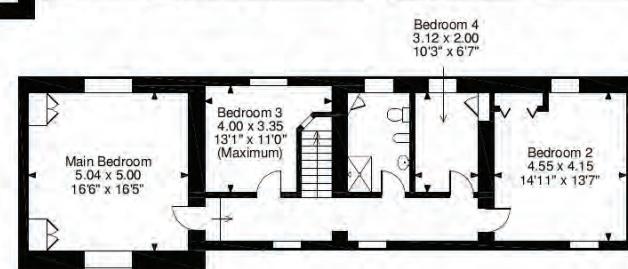
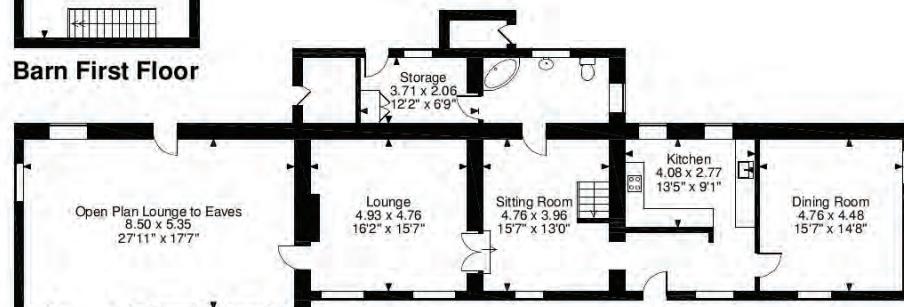
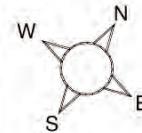
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



Cliff Farm, Alport, Bakewell
Approximate Gross Internal Area
Main House = 2642 Sq Ft/245 Sq M
Outhouse = 112 Sq Ft/10 Sq M
Barn = 2196 Sq Ft/204 Sq M
Quoted Area Excludes 'External C/B'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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THE FINE & COUNTRY
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Fine & Country Derbyshire
11 Mallard Way, Pride Park, Derby DE24 8GX
07970 926 418 | pip.holden@fineandcountry.com

