



Flatts Farm

Hassop, Bakewell

Flatts Farm, Hassop Road, Hassop, Bakewell, Derbyshire, DE45 1NU

A lovely traditional country property situated in a rural location on the edge of the sought-after village of Hassop, comprising a spacious four-bedroom traditional house with far reaching views, together with a landscaped garden, a range of outbuildings, detached garage, stables and grassland all set within approx. 6 acres, excellent for those with equestrian or agricultural interests.

For Sale by Auction at 3pm 23rd August 2021 at The Agricultural Business Centre, Bakewell.

GUIDE PRICE: **£800,000**

Location:

Flatts Farm is situated in a rural location near to the sought-after village of Hassop, with views overlooking the surrounding open countryside. The village offers a range of basic amenities including a church, public house and a café at Hassop Station with a primary school being within the nearby village of Great Longstone. A more comprehensive range of facilities including supermarkets, secondary schools and high street shops can be found in the nearby market towns of Bakewell, Chesterfield and the city of Sheffield. There is a good road network within easy reach, including the A619 and the A6 providing access to the surrounding towns of Bakewell (2 miles), Buxton (12 miles), Chesterfield (12 Miles) and the city of Sheffield (15 mile).

There are many nearby local walks, bridleways, trails and beauty spots including Chatsworth House across the Peak District National Park, excellent for those who enjoy the outdoors.

Directions:

From Bakewell town centre, head North East around the one way system along A619 Baslow Road and cross over the bridge and out of the town. Continue past The Peak District National Park offices and then turn left onto B6001 Hassop Road. Follow Hassop Road to the Hassop Station roundabout the take the second exit following Hassop Road towards Hassop. Continue along the road for a short distance and Flatts Farm is the first property on the right hand side indicated by our for sale board.





Background:

We understand the house dates back to the early 1800's and the current family have owned the property since the purchase direct from Hassop Estate. Over their ownership the property has been used as a Bed and Breakfast and operated as a smallholding. Therefore, the property has not been offered on the market for sale before and similar opportunities are few and far between.

Description:

The sale of Flatts Farm offers an outstanding opportunity to acquire a traditional country property in a stunning rural setting. The property is ideal for equestrian buyers and smallholders alike, being set in 6 acres together with a range of outbuildings, garages, workshop, stables and landscaped gardens. The house comprises accommodation over two floors currently with four bedrooms all with ensembles, two reception rooms, with many original features but would benefit from some modernisation. There is ample space to extend if required and enjoys breath taking views over the valley and the open countryside beyond.

Accommodation:

Entrance Porch and Hallway:

With an entrance door, tiled flooring and storage space and a stable style door leading into the Hallway. There are doors into the two reception rooms and the stairs rising to the first floor.



Sitting Room:

13' 7" x 11' 9" (4.15m x 3.58m)

A spacious room having a window overlooking the front garden with far reaching views across the open countryside, a feature fireplace with a multiple fuel burner, exposed ceiling beams, radiator and a door into an inner hallway.

Dining Room:

13' 11" x 13' 7" (4.25m x 4.15m)

With a window to the front, a feature fireplace housing an open fire, ceiling beams, parkay wooden flooring, radiator, doors into the Entrance Hallway and Inner Hallway. A spacious room with many original features and ample room for a large dining table.

Inner Hallway:

There is an under stairs storage cupboard and leads into the Kitchen.

Kitchen:

15' 6" x 6' 10" (4.73m x 2.09m)

With a window to the rear overlooking the rear garden, a fitted kitchen comprising wall and floor units with a stainless-steel sink and drainer, an oil-fired Stanley cooking range with twin ovens, hot plates which also does the central heating and hot water, positioned in a recess, space for a freestanding fridge freezer, tiled flooring a door leading to the Utility room and Rear Porch.



Rear Porch:

A stone-built porch with windows to the rear, tiled flooring and a door into the Kitchen.

Utility room:

13' 7" x 6' 10" (4.15m x 2.09m)

With a door leading from the Kitchen with wall and floor units with space and plumbing for a washing machine and tumble drier, a stainless-steel sink and drainer, tiled flooring, radiator and a door into the Ground Floor Bedroom.

Ground Floor Bedroom Four:

13' 9" x 9' 3" (4.19m x 2.83m)

With a window to the side, with built in storage, radiator and an external entrance door. The room could be used as a home office or similar.

Bedroom Four Ensuite Bathroom:

With a WC, wash hand basin, corner bath, tiled wall, radiator and a window to the side.

First Floor Landing:

Master Bedroom:

13' 9" x 13' 9" (4.18m x 4.18m)

A large double bedroom with a window to the front with views across the countryside, built-in wardrobes, radiator and a door into:

Master Ensuite Shower room:

With a window to the side, a WC, sink and shower unit with an electric shower and radiator.

Bedroom Two:

13' 7" x 11' 9" (4.15m x 3.59m)

A large double bedroom with a window to the front elevation with far reaching views, built in wardrobes, a wash hand basin with a tiled splash back, radiator and a door into:

Bedroom Two Ensuite:

With a shower cubicle, electric shower, WC and extractor fan.

Bedroom Three:

13' 7" x 7' 0" (4.15m x 2.14m)

A double bedroom with dual aspect windows to the rear and side elevation with rural views, radiator and door into:

Family Bathroom:

A jack and jill style bathroom with a door into Bedroom Three and from the landing, with a shower cubicle, bath, wash hand basin, WC, heated towel radiator, tiled walls, window to the rear elevation and built-in storage cupboard which houses the hot water tank.

Externally:**Gardens:**

There are formal lawns to the front and rear of the property with broad, well stocked borders and planting areas providing colour from early spring to late autumn, with a variety of fruit trees. The front garden also has two ponds with a water pump feature between the two. There are patio areas to the front and rear of the house, excellent for outside dining and further lawned areas to the side of the house.

Driveway:

The entrance to the driveway is off Hassop Road which provides access to the outbuilding and grassland together with parking for multiple vehicles. With a second yard area suitable for machinery and produce storage. There is a pathway leading from the parking area to the house.

Detached Garage and Workshop:

16' 7" x 47' 9" (5.06m x 14.55m)

A detached large brick-built garage formerly being a cattle shed, now with a vehicle pit, concrete flooring, vehicle access door, two windows and a pedestrian door, skylights, with electric, lighting and water. The building does have some potential for conversion into a holiday let or similar, subject to the necessary planning consents.

Machinery Store:

22' 10" x 27' 9" (6.96m x 8.46m)

An open fronted concrete block building with concrete flooring, electric and lighting. The building has good roof height for parking of tractors or similar. There is a separate store with an internal access door measuring 3.03m x 2.23m.

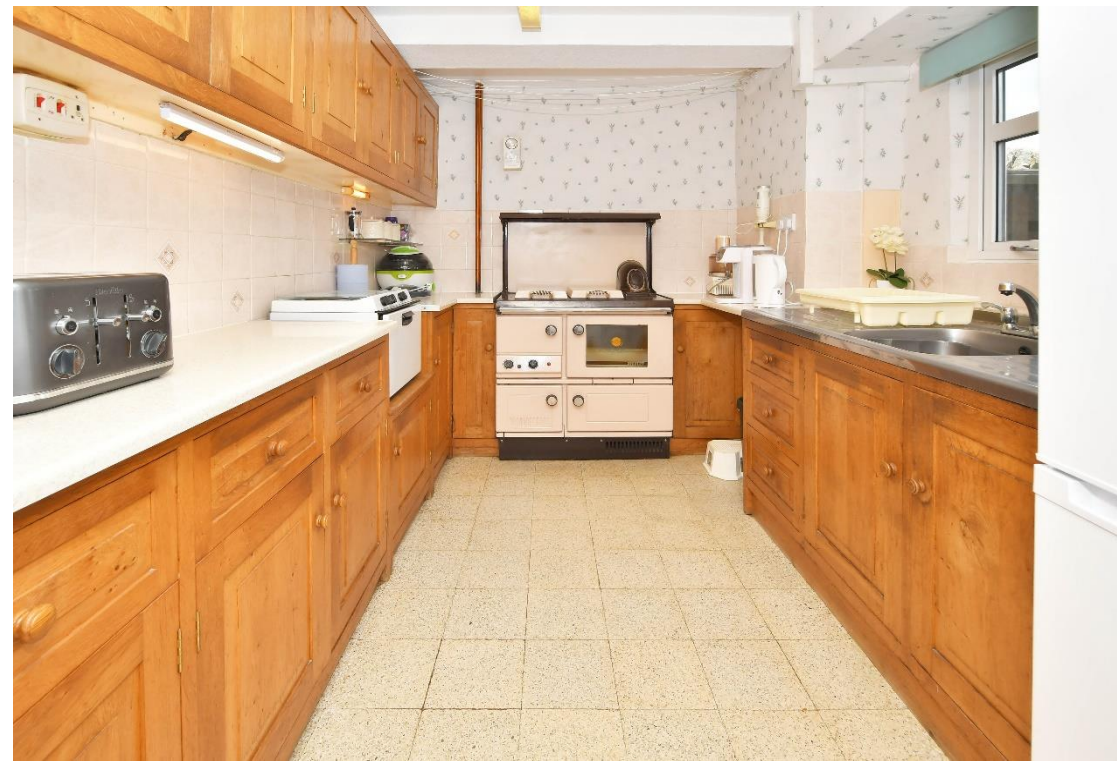
Workshop:

19' 0" x 25' 2" (5.8m x 7.68m)

A mono pitched concrete block insulated building with concrete flooring, vehicle access doors, lighting and electric.

Hobby Room:

Adjoining the Workshop, with an external entrance door a spacious room (3.31m x 4.51m) with windows to rear, with fitted kitchen units, sink and drainer, tiled flooring, plumbing for a washing machine. There is a second room (3.31m x 2.78m) with tiled flooring, a window and a door into a shower room with a shower cubicle, WC and sink with tiled flooring. The building has



electricity and water and was formerly used as a hobby room, but could be used as a home office or similar.

Wooden Garage:

19' 7" x 10' 0" (5.98m x 3.05m)

A timber built single garage.

Stable:

16' 3" x 11' 9" (4.96m x 3.58m)

A concrete block building with concrete flooring and is currently split into two boxes and opens out on the northern paddock.

Field Shelter:

17' 9" x 14' 7" (5.42m x 4.45m)

A timber framed building opening out onto the middle paddock.

Tractor Shed:

12' 0" x 18' 6" (3.66m x 5.63m)

A concrete block mono pitched shed with concrete flooring and vehicle entrance. The building has lighting and electric and could be used for livestock.

Stable Block:

A concrete block built stable block, internally comprising two loose boxes measuring 3.14m x 7.02m (in total) with concrete flooring. The building has water and electricity with two stable entrance doors which open out into:

Livestock Shed:

14' 8" x 24' 0" (4.48m x 7.32m)

A concrete block mono pitched building adjoining the stable block, comprising two loose pens with removeable gates and concrete flooring. There is a large door leading out on the stack yard and then with gates into the fields.

Various Garden Sheds:

There are five timber garden sheds located around the yard together with a wendy house. There is also a log and garden store adjoining the house

Land:

The land is down to permanent pasture with all being suitable for grazing of all livestock and some for mowing. The land is split into three main fields with dry stone walling and post and rail fencing. Vehicular access to the land is from the yard area or by a separate entrance off Hassop Road. The land has the benefit of a natural water supply which runs into a pond in the largest field through with mains water troughs.

Services:

Mains water and electricity are connected, with private drainage. The central heating is oil fired.

Sporting and Timber Rights:

These rights are believed to be included as far as they exist.

Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

Tenure & Possession:

The property will be sold freehold with vacant possession upon completion.

Services:

Mains water and electricity are connected, with private drainage. The central heating is oil fired.

Sporting and Timber Rights:

These rights are believed to be included as far as they exist.



Fixtures and Fittings:

Only those referred to in these particulars are included in the sale.

Tenure & Possession:

The property will be sold freehold with vacant possession upon completion.

Rights of way, wayleaves and easements

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Local Authority

Derbyshire Dales District Council, Matlock

Planning Authority

Peak District National Park Authority, Bakewell.

Council Tax Band – Band G**EPC Rating - G****Viewing:**

Strictly by appointment through the selling agents Bagshaws Bakewell Office.

Vendor's Solicitors:

Taylor and Emmet, Bridge Street, Bakewell, DE45 1DS. Contact Mr George Thomson.

Method of Sale:

The land is offered by Public Auction at 3.00pm, Monday 23rd August 2021 at The Agricultural Business Centre, Bakewell, DE45 1AH.

Deposits & Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and

completion will occur within 28 days thereafter, unless stated otherwise at the auction. The sale of each lot is subject to a buyer's fee of £400 + VAT (£480 inc. VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

Conditions of Sale:

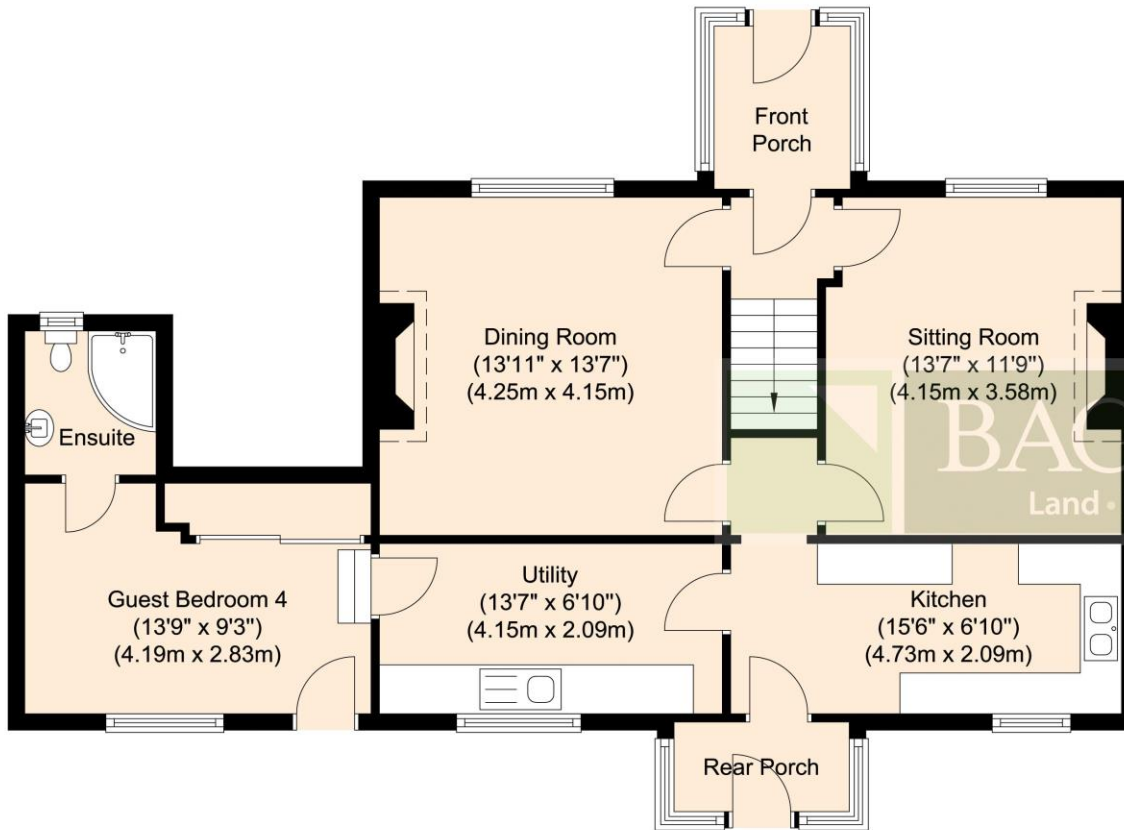
The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction

Money Laundering Regulations:

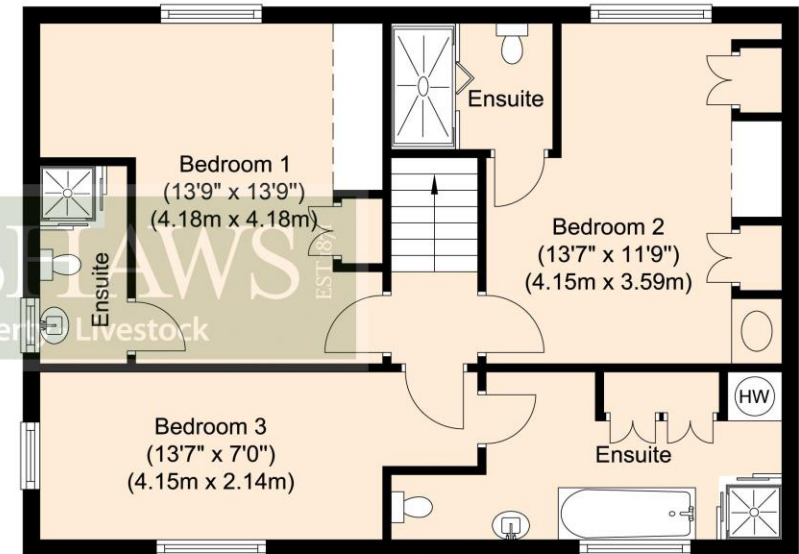
Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.



Ground Floor



First Floor

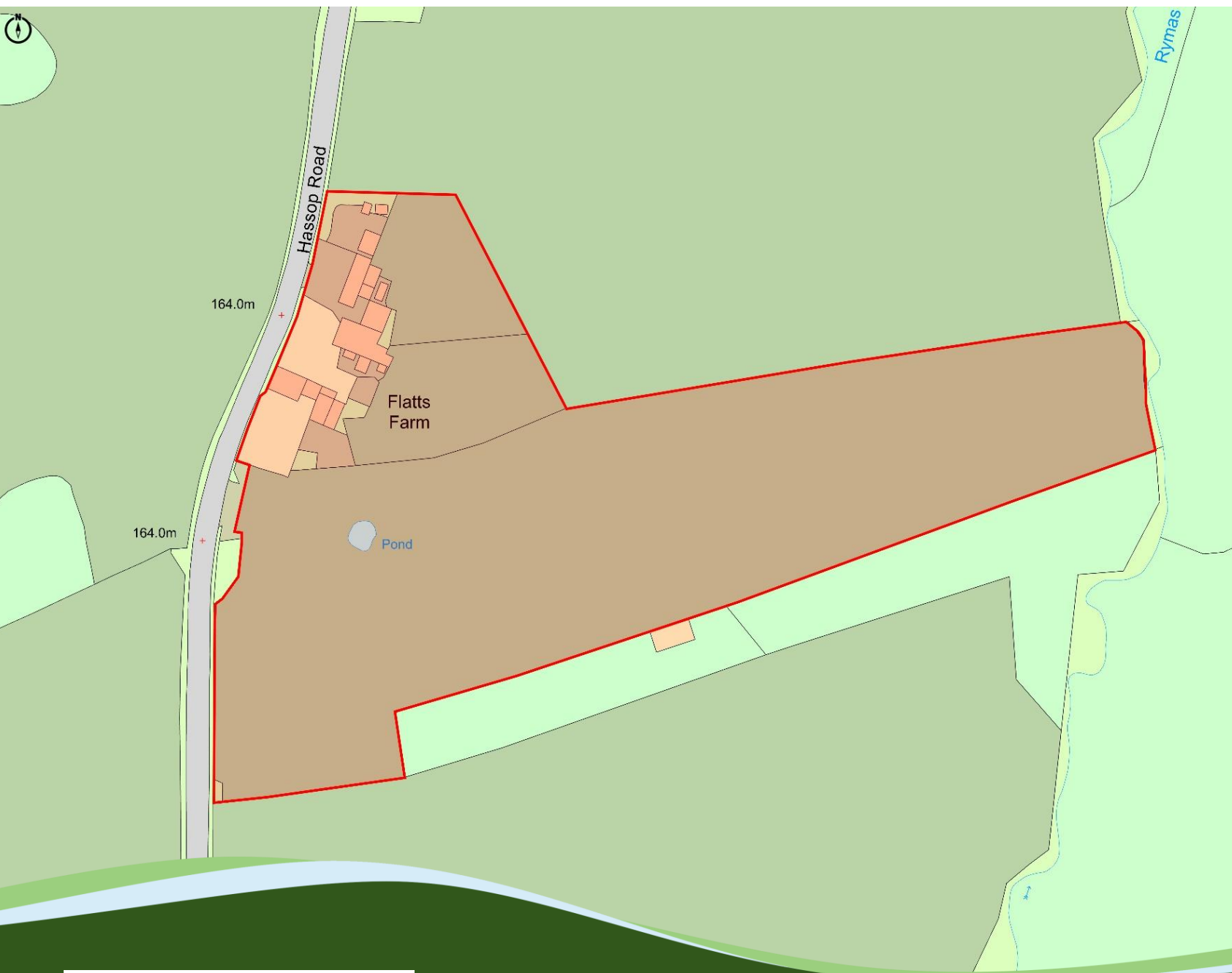


Flatts Farm, Hassop, Bakewell, DE45 1NU

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.

Assessments First



Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



The Agricultural Business Centre Agricultural Way Bakewell Derbyshire DE45 1AH
T : 01629 812777 E : bakewell@bagshaws.com
www.bagshaws.com

Offices in:

Ashbourne	01335 342201	Bakewell	01629 812777
Buxton	01298 27524	Leek	01538 383344
Penkridge	01785 716600	Uttoxeter	01889 562811

