



Barms Farm Fairfield Common

Barms Farm, Fairfield Common, Buxton, Derbyshire, SK17 7HW

A genuine retirement sale offering a most wonderful residential and business opportunity comprising;

- a spacious five-bedroom farmhouse with far reaching rural views, with B & B facilities if desired.
- a range of agricultural and equestrian facilities including floodlit manège and grassland.
- an established golf driving range. In total the property extends to approximately 25.58 acres (10.35 ha) and is conveniently located just outside the popular spa town of Buxton.

Guide Price: **£1,585,000**

Location:

Barms Farm is situated in a rural setting, yet a convenient location just outside the popular spa town of Buxton. The property has good access onto the A6 providing quick connection to the road network leading to the Buxton (1.5 miles), Bakewell (12.5 miles) and Macclesfield (12.5 miles) away and the cities of Sheffield and Manchester being approximately 26 miles and 27 miles respectively. The property is situated in a picturesque rural setting just outside the Peak District National Park with views overlooking the surrounding open countryside and golf course. The property is within short distance from a full range of amenities that can be found in Buxton including primary and secondary schools, supermarkets, high street shops, restaurants, public houses and a theatre. The market town of Buxton is entering a renaissance with near completion of a circa £50 million restoration

of Buxton Crescent which it is suggested will put the town back on the map as England's leading spa town. There are many nearby local walks, bridleways, trails and beauty spots in the surrounding area and across the Peak District National Park, excellent for those who enjoy the outdoors.

Directions:

From Buxton Train Station, head east along Station Road and continue down to the roundabout and take the second exit onto Bridge Street. Follow the road to the next roundabout and take the first exit to the next roundabout. Take the first exit onto the A6 Fairfield Road heading North out of the town. Head up the hill and progress out of the town, continue past the junction for Waterswallows Road and then the golf course will be on both sides of the road. Proceed past the left turning for the country store and the property will be the first turning on the right hand side, indicated by our 'for sale' board. Once on the entrance drive, Barms farm will be found on the left hand side.





Description:

Barms Farm is an extremely well-located diverse country property that has a delightful rural outlook. The period farmhouse has been extensively modernised and upgraded to a high specification offering fantastic living accommodation, including five double bedrooms and five bathrooms. Part of the house has been used as a successful Bed and Breakfast utilising two of the bedrooms, which is fully operational immediately if desired. Alternatively, the house offers the ability to accommodate families of multiple generations or as one large family home. Externally the property offers extensive farm buildings and equestrian facilities including stables and a floodlit manège, together with grassland lying around the buildings laid out into convenient sized paddocks, which are suited to equestrian and livestock use. The property also offers an established golf driving range facility with a 300-yard floodlit outfield, sixteen covered and twelve outdoor bays and a reception and toilet building.

Background:

The farmhouse itself is believed to date from the 18th century and has been in the same family for three generations going back to the early 1930's and therefore has not been on the market for some considerable time. The property was formerly operated as a dairy farm for many years and for the last 25 years, the property has been used as a successful Bed and Breakfast together with a commercial golf driving range. More recently, the vendors have ceased trading the Bed and Breakfast business due to ill health, however if desired this could be opened immediately. The vendor's have carried out extensive modernisation and alterations to the farmhouse which has been carried out to a very high specification.



The Accommodation:

Being south facing with great character features, yet combining modern family living, the accommodation comprises: -

Rear Entrance Hall:

With an entrance door, leading in to a porch area with a window to the side and a radiator. Then through a door into the main Entrance Hall, a part open room into the Breakfast Kitchen and Family Room, French doors out to the front garden, oak flooring with electric underfloor heating, a central heating radiator and door into the Cloakroom and Side Entrance Hall.

Cloakroom:

With a low level Villeroy & Boch WC, a vanity wash hand basin unit with storage drawers, oak flooring with electric underfloor heating an extractor fan and a radiator.

Rear Side Entrance:

With an external entrance door leading from the side, tiled flooring, fully tiled walls with steps down to the Utility and Boot Room.

Boot Room:

With a window to the rear, fitted cupboards, Belfast sink, tiled flooring with electric underfloor heating, a central heating radiator and the housing of the twin 300 litre hot water tanks.



Utility/Laundry Room:

13' 10" x 8' 0" (4.22m x 2.44m)

A sizeable room with a window to the front, plumbing for a washing machine and two tumble driers, extractor fan, ceiling fan, tiled flooring with electric underfloor heating, radiator and full height fitted shelving.

Breakfast Kitchen and Family Room:

18' 5" x 12' 3" (5.61m x 3.74m)

An exceptional breakfast kitchen and family room, comprising a David Lisle bespoke kitchen with wall and floor units together with a central island and breakfast bar all with silestone worktops. There is a range of Miele built in appliances including, a 900mm electric oven, a 600mm electric oven, a 600mm plumbed combi-steam oven, 600mm electric warming drawer, five ring induction hob with an extended extractor hood over, microwave & dishwasher. In addition, there is a Liebherr side by side full height fridge and freezer with a water and icemaker facility, a Liebherr under counter fridge and a Quooker hot water tap. The kitchen cabinetry includes a glazed display unit with shelving and cupboards below, stainless steel 1 ½ sink unit and drainer, porcelain tiled flooring with piped underfloor heating, a large window to the rear and twin doors into the pantry. The room is open to the dining and family area, offering a fantastic open plan space. Follow on from the kitchen there is porcelain tiled flooring with piped underfloor heating, twin French doors out to the front garden and patio area, a stone fireplace surround and mantelpiece with a granite hearth housing a Morso multifuel stove and a smart TV point and aerial.

Pantry:

Accessed from the kitchen with a range of bespoke fitted shelving.

Sitting Room:

16' 6" x 15' 9" (5.03m x 4.80m)

With a window to the front overlooking the garden, a feature stone fireplace with a Morso multi-fuel burning stove, exposed oak ceiling beam, piped underfloor heating, smart TV point and aerial and a door leading from the Internal Hallway.

Internal Hallway and Study Area:

10' 5" x 29' 8" (3.17m x 9.05m)

Positioned in the centre of the house, a dual aspect room with patio doors out to the front garden, twin windows to the rear, with a study area with David Lisle bespoke fitted oak cupboards and matching work desk. There is also the main oak staircase leading to the first floor, porcelain tiled flooring with piped underfloor heating and doors leading to the Sitting Room, Family Room/Breakfast Kitchen and the Dining Room.

Dining Room:

15' 9" x 10' 11" (4.79m x 3.34m)

A spacious room formerly being the dining room for the Bed and Breakfast, with twin windows to the rear, David Lisle bespoke cabinetry with drawers and shelving, exposed beams to ceiling, piped underfloor heating and a radiator. There is a door into the Reception Hallway and into the Internal Hallway and Study area.

Reception Hallway:

14' 6" x 6' 11" (4.43m x 2.12m)

With an entrance doorway leading to the rear of the property, window to the side, tiled flooring with piped underfloor heating and a radiator,

staircase leading to the first floor, storage cupboard and doors into the following:

Lounge:

20' 5" x 19' 4" (6.22m x 5.89m)

Accessed from the Reception Hallway, a spacious reception room with dual aspect windows having a large bay window to the front overlooking the garden, a further window to the front and twin windows to the side, a feature stone fireplace and surround with a gas fired Yeoman stove, exposed beams to ceiling, two double radiators and a smart TV and aerial point. This room has been used as a Bed and Breakfast Guest Lounge.

Second Utility:

6' 0" x 4' 10" (1.83m x 1.48m)

With a rear entrance door, open shelving with worktop over, a Belfast sink, plumbing for a washing machine and tumble drier, full height built-in storage cupboards with sliding doors, a radiator and tiled flooring:

And on the first floor**Landing:**

With large storage cupboards, a velux light shaft and a radiator.

Master Bedroom:

18' 3" x 12' 10" (5.57m x 3.90m)

A spacious master suite with a window to the rear, two double radiators, television point for a smart TV and aerial, exposed oak ceiling beams, ceiling fan, fitted cupboard and doors into:

Dressing Room:

9' 2" x 8' 0" (2.80m x 2.45m)

With built in storage, hanging rails, shelving and drawers fitted on three walls and a velux window.



En-suite:**11' 9" x 11' 2" (3.59m x 3.40m)**

A spacious high quality four piece suite comprising a freestanding Waters oval bath, a large Kudos shower cubicle, low level Villeroy & Boch WC, a Pelipal vanity wash hand basin unit with built in storage, a large Pelipal mirror unit with storage, lighting and shaver point, fully tiled walls, tiled flooring with piper underfloor heating, a central heating towel radiator and twin windows to the rear and an extractor fan.

Bedroom Two:**14' 0" x 11' 3" (4.27m x 3.43m)**

A spacious south facing double bedroom with twin windows to the front having rural views, built in fitted wardrobes, a radiator, smart TV point and aerial, exposed oak ceiling beam, ceiling fan and a door leading into the En-Suite.

En-suite:

With a three piece high quality suite, with a large shower cubicle, low level Villeroy & Boch WC and a vanity wash hand basin unit with storage, a heated mirror with built in lighting and a shaver point, fully tiled walls, tiled flooring with piped underfloor heating, a central heating towel radiator, a window to the side and an extractor fan.

Bedroom Three:**16' 10" x 12' 6" (5.12m x 3.80m)**

A well proportioned double bedroom with a window to the front overlooking the golf course and surrounding countryside, built in storage cupboard, exposed oak ceiling beam, a radiator, ceiling fan and a TV aerial point.

Family Bathroom:**10' 7" x 9' 9" (3.22m x 2.96m)**

A well appointed four-piece suite, comprising a Villeroy & Boch bath, low level WC, a wash hand basin and a large Kudos separate shower cubicle.

There is a window to the front, built in storage shelving, heated mirror with built in lighting and a shaver point, tiled flooring with piped underfloor heating, a central heating towel radiator, extractor fan and fully tiled walls.

Second Landing:

With a staircase rising from the Reception Hallway, with a velux window and doors into:

Bedroom Four:**15' 2" x 11' 11" (4.62m x 3.62m)**

A double bedroom with twin windows to the rear, built in wardrobes, smart television point and aerial, a radiator, exposed timber oak ceiling beams, ceiling fan and a door into the En-Suite. This bedroom has been used as a B&B bedroom.

En-Suite:**8' 11" x 6' 10" (2.71m x 2.09m)**

An excellently appointed four piece suite, with a large Villeroy & Boch bath, low level WC and wash hand basin and a separate Kudos corner shower cubicle. There is a window to the rear, two extractor fans, tiled flooring with electric underfloor heating, fully tiled walls, heated mirror with built in lighting and a shaver point a central heating towel radiator and a further radiator.

Bedroom Five:**14' 5" x 12' 11" (4.40m x 3.94m)**

A spacious, south facing double bedroom, with twin windows to front having excellent views towards Buxton, built in wardrobes, smart TV point and aerial, ceiling fan and a door into the En-Suite. This bedroom has been used as a B&B bedroom.

En-Suite:**10' 11" x 8' 2" (3.34m x 2.48m)**

A spacious high quality four piece suite, comprising a Villeroy & Boch bath, a wash hand basin with a



heated mirror above with lighting and shaver point, low level WC and a separate Kudos corner shower cubicle. There is a window to the side, tiled flooring with electric underfloor heating, fully tiled walls, built in storage shelving, a central heating towel radiator, extractor fan and a further radiator.

Externally

Gardens:

The house is set within a spacious residential curtilage with the principle landscaped garden lying to the front which sweeps around to the rear of the house, being predominantly laid to lawn, with planted borders bounded by stone walls and mature hedgerows. There is a patio area to the front of the house, with doors out leading from the kitchen and family room, providing excellent space for outside dining. There is a second garden to the side with a large fresh water pond, surrounded by lawn with planted borders. There are paved pathways around the house leading from the front garden around to the rear garden and entrance doorways. The gardens have fantastic views towards the golf course, Buxton and the surrounding countryside beyond.

Driveway:

Leading from the entrance driveway, the tarmacadam drive leads through a wooden gate and past the house on the right, to the rear parking area providing ample space for numerous vehicles. The drive also connects to the rear yard area and equestrian facilities as a secondary access point.

Outbuildings:

The outbuildings and manège are positioned to the rear of the property screened by mature hedgerows with vehicle access from the house and the main entrance leading through the golf

driving range car park within the property. The buildings and equestrian facilities are suited for private use for those who have agricultural or equestrian interests or the buildings could be used as a livery yard or similar for an additional income (subject to obtaining the appropriate planning permission). Surrounding the building is an expansive yard area with ample space for storage of equipment and machinery.

Lean-to Stable Building:

Attached to the General-Purpose Building, a mono pitched two bay steel portal framed building, with concrete block walls and fibre cement roof sheeting above, concrete flooring and a large roller shutter door and personnel door to the front opening on to the yard area with electricity, lighting and water. The building is internally separated into stabling with three Loddon stables. The stables measure 12ft x 11.9ft (Stable 1), 14'3ft x 12'1ft (Stable 2) and 10'1 ft x 10'1ft (Stable 3).

General Purpose Building:

135' 0" x 40' 0" (41.12m x 12.18m)

A nine bay Atcost portal framed building with concrete block walls and cement fibre sheeting above, part concrete and part hardcore flooring, a large roller shutter vehicular door, secondary vehicular doors to the rear, with electricity, lighting and water. The building is part open into the Lean-to Building detailed below and a door into the stable building. There is also an internal secure chemical store with concrete block walls.

Lean – to General Purpose Building:

135' 0" x 26' 5" (41.12m x 8.05m)

A nine bay steel portal framed mono pitched building, partly open to the General Purpose Building internally, currently used for storage. One of the bays is an enclosed workshop with a vehicle entrance door to the main yard area.





Manège:

131' 3" x 65' 7" (40m x 20m)

Lying next to the buildings, a Charles Britton floodlit manège with a sand and rubber surface, post and rail perimeter fencing, new low energy flood lighting together with a timber and concrete block built judging box with power and lighting.

Grassland:

Situated within a ring fence to the rear of the buildings and extends to approximately 8.50 acres (3.44 ha), comprising a number of paddocks varying in size with post and rail fencing. All the land is suitable for mowing and grazing with various mains fed water troughs serving the paddocks

Golf Driving Range:

Positioned to the east of the property, a purpose built golf driving range facility has been run as a successful business for 20 years. The building comprises a large reception area, toilets, office and store room with a car park for 30 vehicles.

There are sixteen knock out bays, two double teaching bays and all within a timber framed building adjoining the reception building. There are a further twelve outdoor bays. The range has full flood lighting and has an outfield with raised target greens of over 300 yards long.

Please contact the office for details regarding the business element and turnover of the business, which will be available after viewing.

Please note that the business is not being sold as a going concern, however, should any purchaser wish to continue the business, the regular and repeat custom will be of benefit to any purchaser.

Business Rates:

The golf range is registered for business rates as 'Peak Practice Golf Driving Range' with a rateable value of £8,500.

Rights of Way, Wayleaves & Easements:

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

Services:

The property has mains water, electricity and gas with private drainage. The house has gas fired central heating system via two Vaillant boilers. The property benefits from UPVC double glazing throughout with toughened glass.

Sporting Rights:

Included are far as they exist.

Tenure & Possession:

The property is sold freehold with vacant possession granted upon completion.

Fixtures & Fittings:

Only those referred to in the particulars are included.

Local Authority:

High Peak Borough Council

Council Tax Band:

The property is in Council Tax Band 'F'.

EPC Rating:

C (75)

Viewings:

Strictly by appointment only through Bagshaws LLP, Bakewell Office on 01629 812777, bakewell@bagshaws.com

Solicitor:

Cooper Sons Hartley and Williams

9 Terrace Road

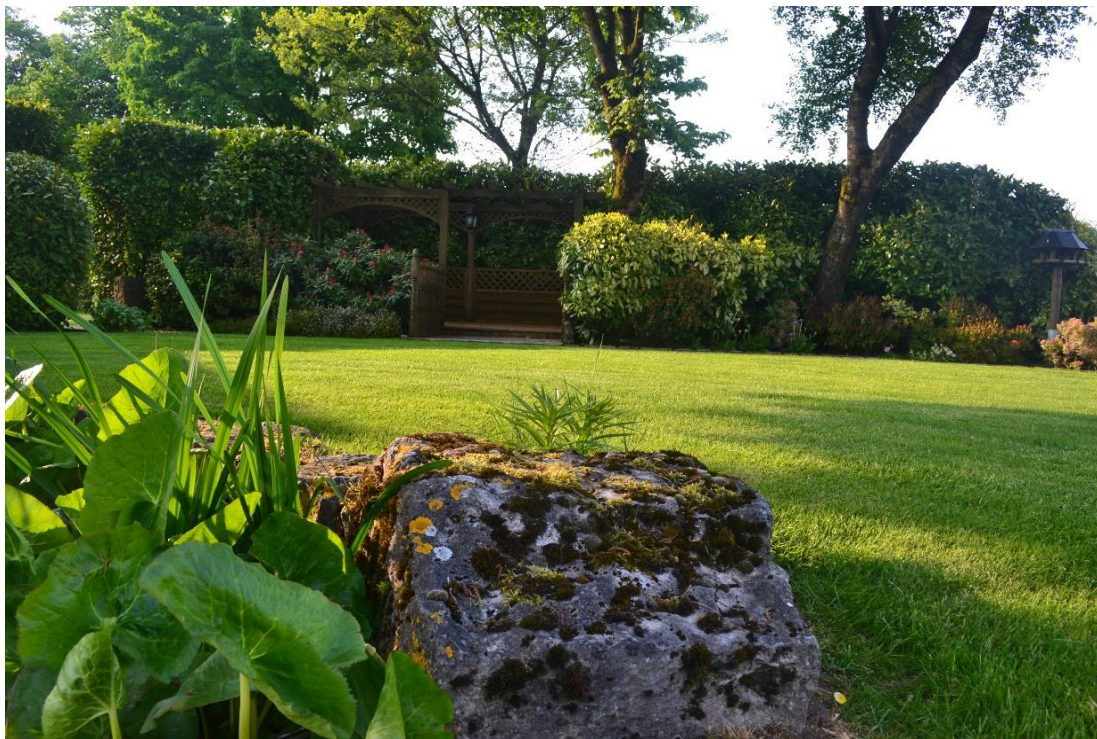
Buxton

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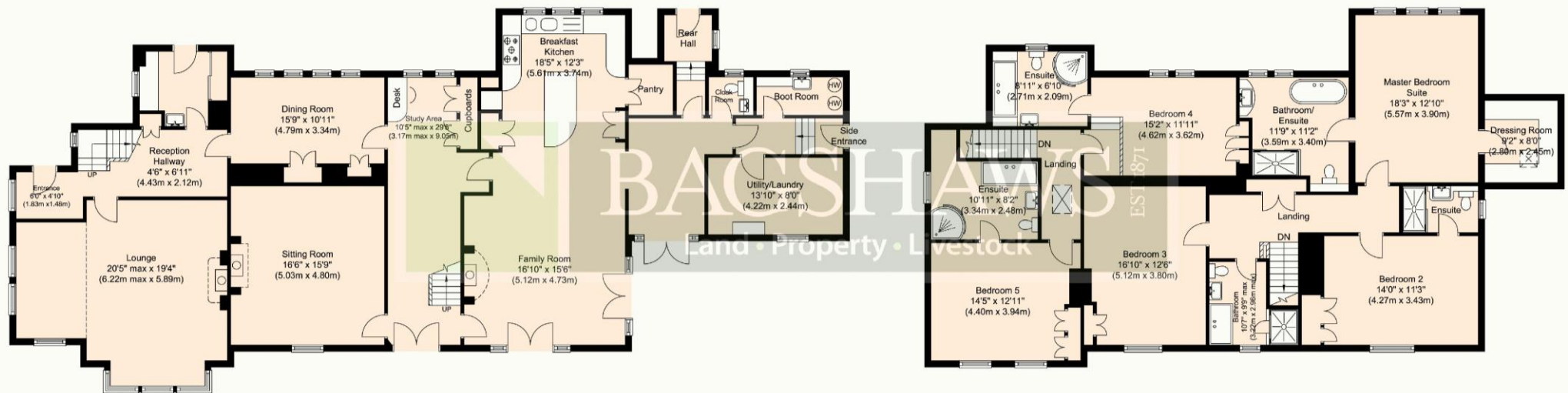




Ground Floor



First Floor

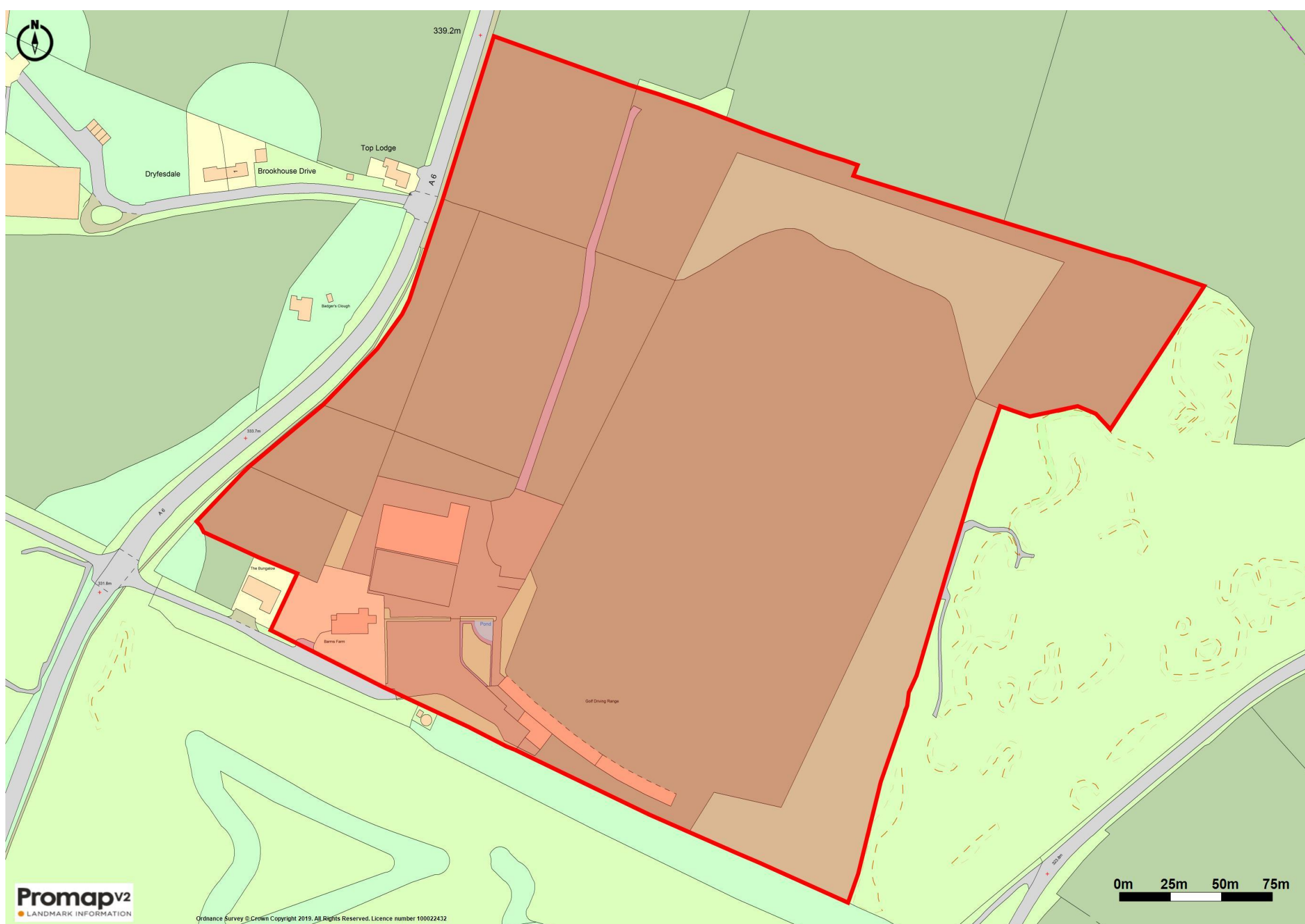


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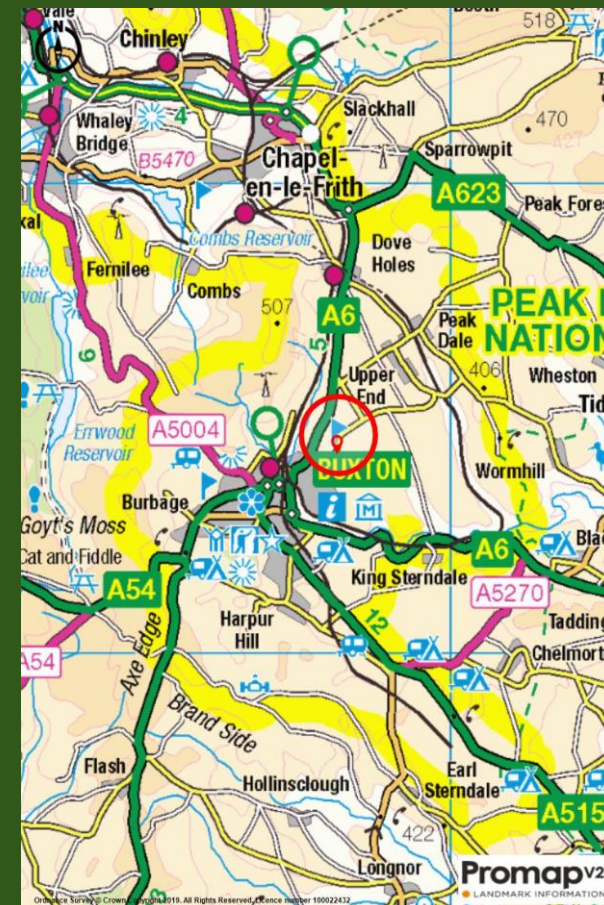
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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



0m 25m 50m 75m



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.



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