

LOT

22

Dogmanslack Farm, Old Dam Lane, Peak Forest, Buxton, Derbyshire SK17 8GA

Guide price* £700,000+



Believed to date from the 1600s, occupying a wonderful location with stunning views in the heart of the Peak District National Park is this large period farmhouse with stone barns, gardens and around 18 acres of land.

Description

Offering the buyer a truly unique opportunity to purchase is this period farmhouse believed to date from the 1600s and set in around 18 acres of land with barns and outbuildings ideal for conversion and enjoying stunning views of the surrounding countryside. The house and land is within the Peak District National Park one of the best loved National Parks in the UK and drawing over 13 million visitors per year. The farmhouse will appeal to buyers looking for a country retreat, family home or those looking to develop the barns and outbuildings further. The main farmhouse we believe was built circa 1681 and features many of its original features including open

fires, exposed beams; stone flagged floors and exquisite wood panelling. There are three double bedrooms along with reception rooms, kitchen and walk in pantry. The farmhouse has been part renovated in recent times with updates to bedrooms and the bathroom but the house now requires finishing off; the barn attached is ripe to be extended into and all of this offers the new owner a great opportunity to stamp their own mark on it and create the house they want. The largest of the stone barns sits adjacent to the house, enjoys similar views and features a date stone of 1601. There are two modern style chalet style buildings, one of which has been refurbished into a music room, additional substantial 'L' shaped stone

barns ready for conversion, a large agricultural shed, garage's and outbuildings. Due to the number of outbuildings and the layout of them and the land this may offer development conversion opportunity for holiday lets or creating individual homes (all subject to the relevant planning and approvals). This is one of those 'once in a lifetime' moments and we strongly advise a viewing at your earliest opportunity.

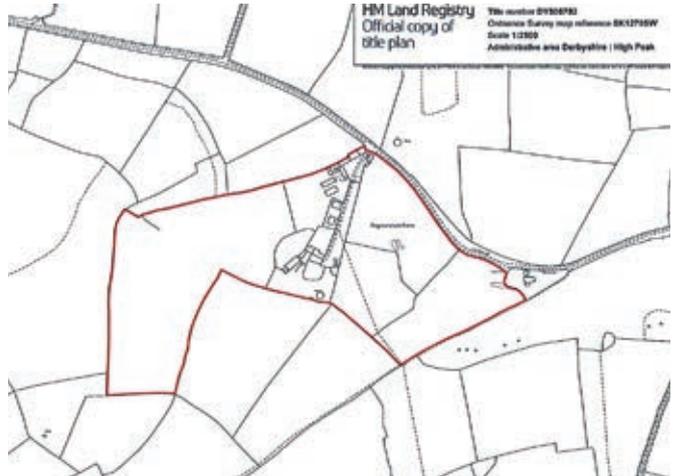
Location

Peak Forest is surrounded by a magnificent landscape of gentle hills and rolling meadows of The Peak District National Park. Although in a rural location there is easy access to the popular towns of Chapel-en-le-Frith and Buxton where there are day

to day shopping facilities, excellent public transport, supermarkets, full amenities, schools, hotels, bars and restaurants. The farmhouse is around 25 miles from the centres of both Sheffield and Manchester with multiple local tourist attractions locally including Blue John Mines and Speedwell Cavern in Castleton, Chatsworth Country House and Farm Shop, paragliding from Mam Tor and Buxton golf course. There are popular walking routes including The Limestone Way, Mam Tor, Goyt Valley, Rushup Edge, Edale, Cave Dale and Winnats Pass.

History

We believe the largest of the barns was built in 1601 with building work continuing at the farm throughout the 1600s and into the 1950s with Pegasus Club caving and climbing clubs hut/hostel erected on site. The farm has been within the same family



for multiple years but we believe it was once owned by the Cavendish family and part of The Duke of Devonshire's Estate and here resided the man who had charge of the hounds and who kennelled and looked after them, hence the reference to 'Dogman'. The word 'Slack' is an old Derbyshire phrase for valley or hollow between hills.

Accommodation

Ground Floor Hallway with stone floor and original wood panelling. Access to stairs to first floor and the cellar. Kitchen with feature range, beams, panelling and access to a large walk in pantry with stone flagged floor. Dining room, sitting room and ground floor WC Attached to the farmhouse is a stone barn ripe to be extended into to create a larger family house this had planning permission granted in 2017 to convert into a dwelling. Please see the legal pack for further information.

First Floor Feature oak stairs and landing off which are three double bedrooms plus walk in store, all enjoying stunning views and a modern bathroom/WC with suite in white.

Outside, land and outbuildings

To the rear of the farmhouse is a walled lawn garden with flowerbeds, to the front is a second walled garden, feature stone troughs, masons wheel and pathway leading to the largest of the barns ideal for conversion with date stone and attached former pig sty. Surrounding the farmhouse and barn are fields, paddocks and rolling hillsides full of wildlife and fauna bordering woodland and enjoying views. Close to the farmhouse is a detached garage and parking area. Leading away from the farmhouse and towards the entrance from Old Dam Lane is a lane off which is: Chalet One – having been

modernised with double glazed windows and doors (30 x 19ft) Chalet Two– now requires refurbishment (30 x 19ft) Agricultural Shed – used for storage (45 x 20ft, height 20ft) 'L' Shaped stone barns – the larger section internally is set out into a stalls style arrangement and used for garaging and storage, features hay barn and exposed stone and beams. Around 126ft in length in total, height of 20ft and a depth between 16ft and 25ft depending on which section of the building you are in. The attached barn is approximately 40 x 10ft. To the front of this barn is a large area for a garden or parking. Two further outhouses and a store being the old dairy.

Tenure
Freehold

EPC
Energy Efficiency Rating G

Auction Valuer
Lucy Crapper ANAVA

Viewing

Strictly by appointment with joint agent Bridgfords Buxton office 01298 640072. Direct non confirmed viewings at the property are not permitted; you must make an appointment with the agent prior. For any other general auction enquiries please call the auction team on 0114 254 1185 Any viewers of this property are strongly advised to take extra care due to its landscape and buildings. Suitable footwear is required and we suggest no children when viewing. Blundells Auctions, Bridgfords Estate Agents and their clients take no responsibility for any accidents losses or injuries incurred whilst visiting the site, land and buildings. Plans and measurements shown are for information only, are not to scale and cannot be relied on.