



**ENDON HOUSE FARM  
HULME END  
SK17 0HG**

**PRICE: O/A £925,000**









# ENDON HOUSE FARM, HULME END, SK17 0HG

**An interesting and characterful detached stone built farmhouse with the benefit of a two bedroom converted barn currently used as a holiday let along with a range of outbuildings, garaging, extensive gardens, paddocks, wooded areas and stream extending in total to approximately 13 acres.**

**Occupying an idyllic rural location within the Peak District National Park surrounded by beautiful open countryside. Situated on the edge of the hamlet of Hulme End within walking distance of the Manifold Inn.**

A country property dating back to 1827 retaining many original features and much of its charm with sash windows, fireplaces, exposed beams and floor boards. The main house offers exceptionally spacious family accommodation comprising farmhouse dining kitchen with pantry and utility room off, sitting/dining room, lounge, playroom/snug or ground floor bedroom 5 and study/inner hallway with cloakroom off. On the first floor there are four bedrooms with ensuite bathroom and a family bathroom.

The holiday cottage comprises of a kitchen, sitting/dining room, two bedrooms and bathroom and could easily be incorporated into the main house.

This versatile property is likely to suit a wide variety of buyers as the accommodation could appeal to those looking to run bed & breakfast and/or a holiday let, or it could be a perfect combination for a family home with self contained barn conversion suitable for parents/dependent relatives. Ideal for those with equestrian interests or it could be that the outbuildings are utilised as an office/workshop for those desiring the plot for other business purposes (all subject to any necessary planning consents).

## ACCOMMODATION

A double glazed entrance door with full length wing windows set within a former carriage opening opens into the

### **Dining Kitchen** 26'5 x 11'6 (8.05m x 3.50m)

Fitted with a range of bespoke handmade kitchen base units and drawers, display cabinet with glazed doors and plate rack. Timber work surface with twin Belfast sinks, space and plumbing for a dishwasher and Falcon range style cooker with five ring hob, double oven and grill. There is a terracotta tiled floor, feature stone fireplace with raised hearth and inset multi fuel stove. To each side of the chimney breast there are original built in cupboards, exposed beams to the ceiling, radiator, front aspect double glazed sash window, further front aspect window and windows to the rear overlooking the garden and open countryside. A half glazed rear entrance door opens onto the rear garden and further doors lead to the pantry, utility room and living/dining room.

### **Pantry** 6'9 x 3'11 (2.06m x 1.19m)

Having a rear aspect window, coat hooks, tiled flooring and fitted shelving.

### **Utility Room** 11'6 x 7'5 (3.50m x 2.28m)

Having a continuation of the terracotta tiled floor, solid wood work surface with inset Belfast sink, space and plumbing for a washing machine and further appliance space. Radiator, half glazed front and rear entrance doors along with an opening leading to an inner hallway where there is an interconnecting door leading into the holiday cottage and a further door leads to the

### **Lounge** 34'2 x 13'2 (10.41m x 4.01m)

Originally a barn which has been converted to provide a large reception room with exposed king post trusses, dual aspect windows and three Velux windows with fitted blinds. There is a contemporary wood burning stove standing on a stone hearth, two radiators, wall light points and cabling for a cinema screen and the projector. A half glazed entrance door opens onto the courtyard and a further panelled door opens to the opposite side of the property.

### **Sitting/Dining Room** 23'9 x 11'7 (7.23m x 3.53m)

The focal point of the room is the feature stone fireplace with raised hearth and inset multi fuel stove. There is a sash window with original shutters and fitted window seat overlooking the gardens and surrounding countryside.

There are also wall light points, two radiators, half glazed entrance door opening onto the front garden and a panelled door opens to

### **Inner Hall/Study** 14'8 x 12'1 (4.47m x 3.68m)

Currently used as an office/study with dual aspect windows overlooking the gardens and surrounding countryside. There are exposed ceiling beams, fitted shelving, wall light points, radiator and oak staircase leading to the first floor. Doors lead to the ground floor bedroom and

**Cloakroom** with low flush wc, wash hand basin with cupboard below, radiator and side aspect window.

### **Ground Floor Bedroom Five/Reception Room** 11'11 x 8'8 (3.63m x 2.64m)

With a side aspect sash window and rear aspect window with fitted window seat overlooking the gardens and surrounding countryside. There is a radiator and wall light points.

### **First Floor Landing**

With Velux window, side aspect window and doors leading to the bedrooms and bathroom.



**Bedroom One** 19'4 x 11'6 (5.89m x 3.50m)

With dual aspect windows enjoying views of the adjoining countryside, exposed ceiling beams, radiator and a door opens to the

**En-Suite Bathroom** 11'9 x 10'2 (3.58m x 3.09m)

Having a roll top bath on claw feet, pedestal wash hand basin, low flush wc and bidet. There are dual aspect windows, exposed beams, radiator and extractor fan. A half height door opens to

**Linen Room** 11'5 x 6'9 (3.47m x 2.05m)

Housing the hot water cylinder and Worcester propane gas fired boiler providing the hot water and central heating to the main property. There is also a ceiling pulley clothes airer and fitted shelving.

**Bedroom Two** 11'8 x 7'11 (3.55m x 2.41m) measured up to the wardrobes.

Currently used as a dressing room comprising a good range of built in wardrobes providing hanging and shelving. There is a front aspect sash window, original exposed floor boards and radiator.

**Bedroom Three** 13'2 x 11'9 (4.01m x 3.58m)

With sash window, original exposed floor boards, radiator and cast iron feature fireplace with stone hearth.

**Bedroom Four** 12'1 x 8'8 (3.68m x 2.64m)

Having a radiator and rear aspect windows with views over the gardens and open countryside.

**Family Bathroom** 8'10 x 8'9 (2.69m x 2.66m)

Comprising a four piece suite with panelled bath, shower cubicle with mains control shower, pedestal wash hand basin and low flush wc. There is a ceramic tiled floor with electric under floor heating, rear aspect sash window, shaver point and radiator.

**THE ANNEX**

A half glazed stable style door opens into the

**Kitchen** 7'1 x 6'9 (2.15m x 2.05m)

Comprising a range of wall and base units and drawers, solid timber work surface with inset Belfast sink, integrated Candy four ring electric hob and Candy fan assisted electric oven. There is plumbing for a washing machine and space for two appliances. Concealed within a cupboard is a GloWorm Ultimate propane gas fired boiler providing the hot water and central heating to the annex. There is a radiator,

spotlighting, terracotta tiled floor and exposed beams to the ceiling. A door leads to the

**Sitting Room** 18'11 x 14'2 (5.76m x 4.31m)

The focal point of the room is the feature fireplace with stone mantle and open fronted wood burning stove standing on a raised hearth. There are dual aspect windows including a floor length window, two radiators, wall light points and interconnecting door to the main house. A staircase leads to the;

**First Floor Landing**

Doors lead to the bedrooms and bathroom.

**Annex Bedroom One** 14'6 x 11'11 (measured into the alcove) (4.41m x 3.63m)

Having double glazed windows with views over the open fields. There is a radiator and over-bed lights.

**Annex Bedroom Two** 12'1 x 7'8 (3.68m x 2.33m)

With radiator and a low level window overlooking the stables and the open countryside.

**Bathroom** 8'3 x 6' (2.51m x 1.82m)

Having a roll top bath on claw feet with a Triton electric shower over and glass shower screen, pedestal wash hand basin and low flush wc. There is a Velux window, radiator and built-in cupboard housing the hot water cylinder.

**OUTSIDE**

The property is approached over a long sweeping driveway leading to a yard providing ample parking and giving access to the stables, outbuilding and annex. There is an opening from the yard leading into a graveled courtyard providing further parking and giving access to the main house and further outbuildings. There is a walled lawned garden to the front of the property with patio area taking full advantage of the views over the adjoining countryside. A pergola arch leads to a large side garden again laid to lawn with a stone built outside toilet and gate to the fields. The lawn extends around to the rear of the property where there is a further patio area, graveled pathways, planted borders and a variety of fruit trees. This area of the garden has been designed for children with swings and trampoline set into the ground.

Accessed from the court yard there is a row of stone outbuildings to include an

**Open Fronted Cart Shed** adjoining **Coal Shed** along with an attached **Workshop** 10'6 x 9'2 (3.21m x 2.80m)

Accessed from the yard there is

**Timber Garage**

With double doors, power and lighting.

**Stone Outbuilding** 12'1 x 9'2 (3.68m x 2.79m)

Having power and lighting.

**Timber Stable Block Comprising Two Stables** 11'4 x 11'8 (3.46m x 3.57m) and 12'1 x 11'3 (3.68m x 3.44m)  
Having power, lighting and water supply.

**Hay Barn** 16'3 x 11'10 (4.95m x 3.60m)

Being a portal frame construction with an apex roof and half boarded.

There are approximately 13 acres in total of gardens, grassland paddock, woodland and stream surrounding the property.

**SERVICES** It is understood that mains electricity and water are connected.

**FIXTURES & FITTINGS** Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

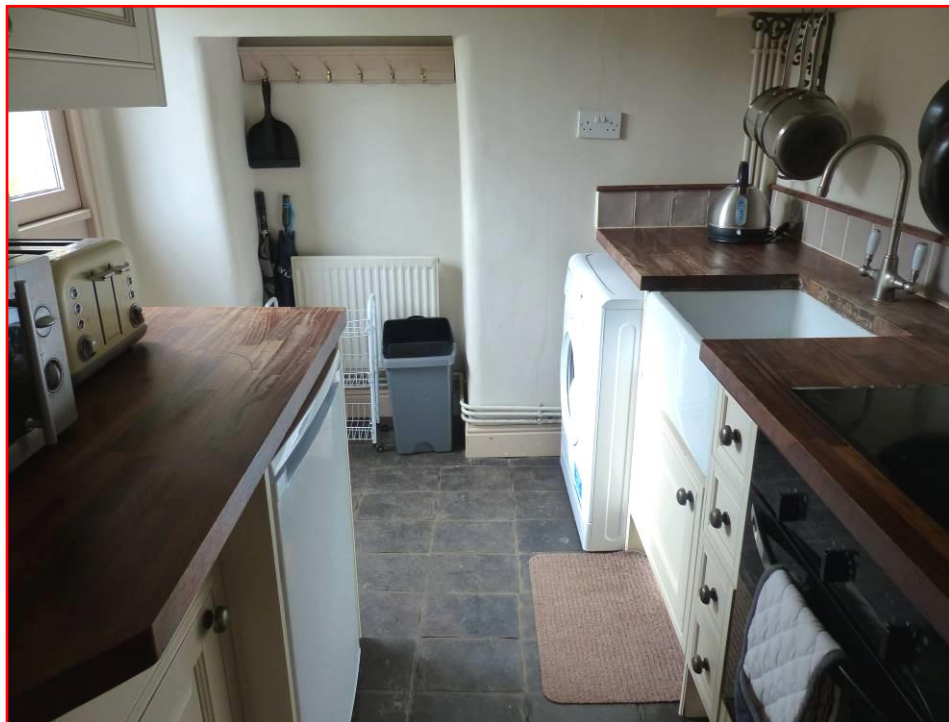
**TENURE** The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

**COUNCIL TAX** For Council Tax purposes the property is in band D.

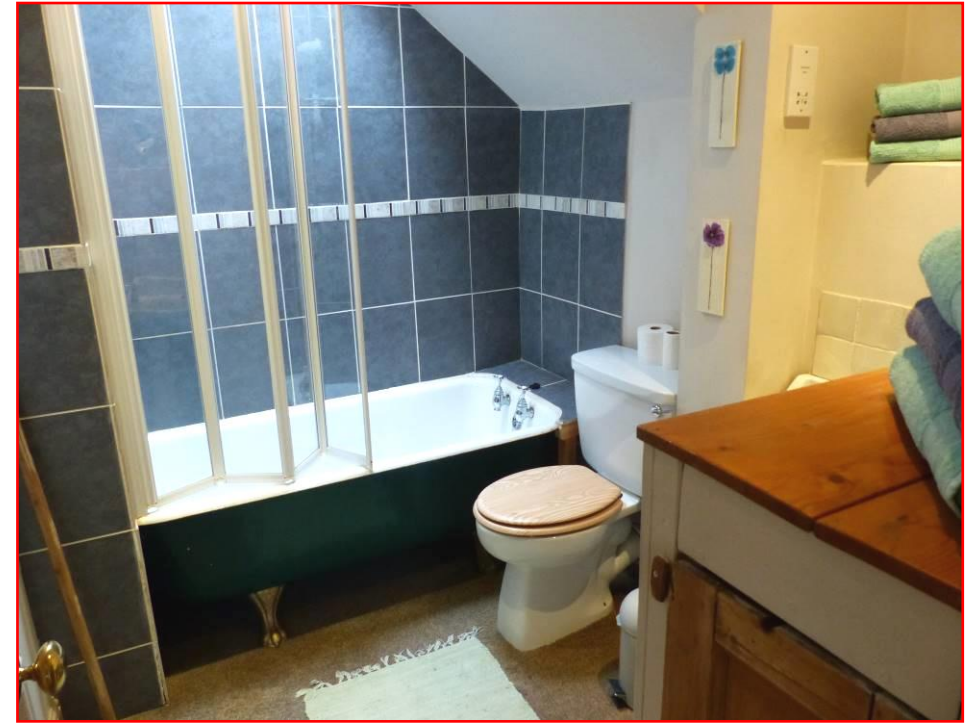
**EPC RATING F.**

**VIEWING** Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

**DIRECTIONS** From the main A52 Ashbourne to Buxton Road turn off signposted Alstonefield and continue to the village. Proceed through and continue in a northerly direction towards Hulme End, after about 1 ¾ miles turn right towards Beresford Dale and at the next crossroads turn left. After about 750 yards the drive for Endon House will be noted on the right hand side.



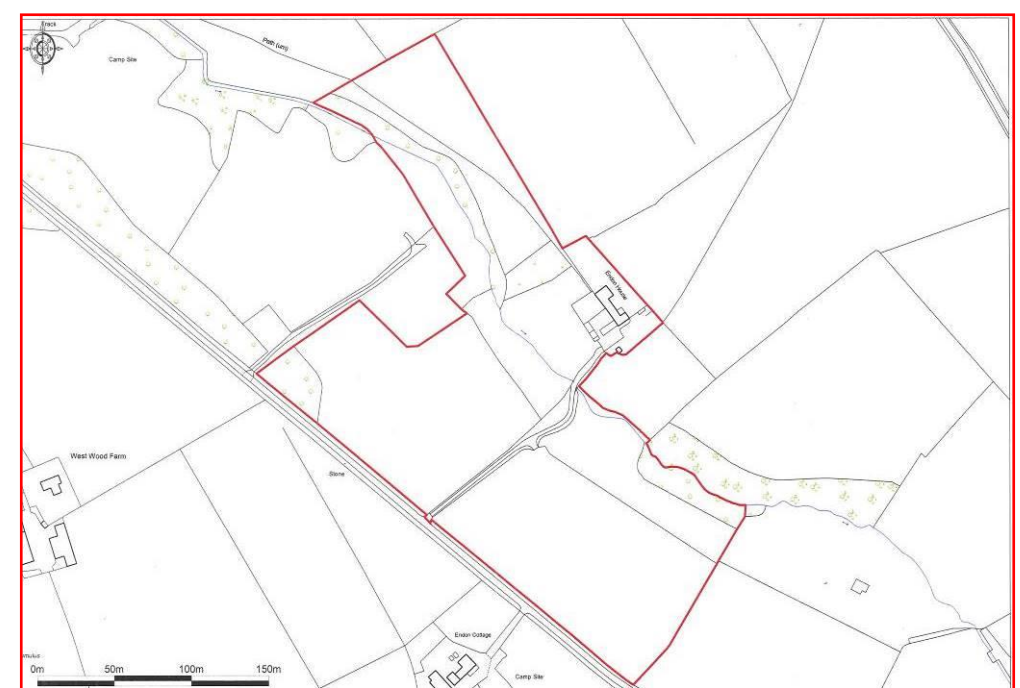










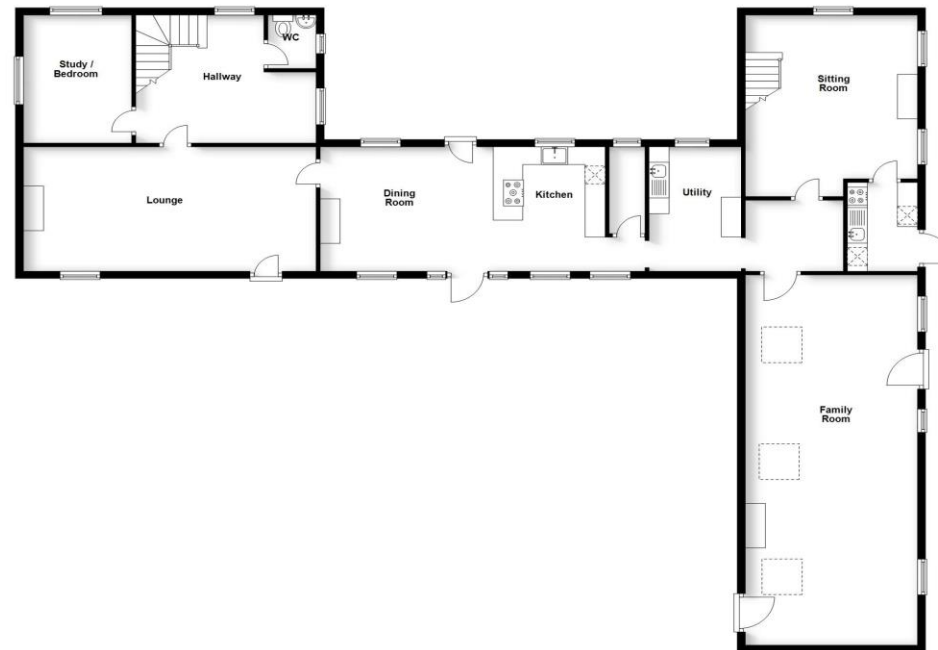


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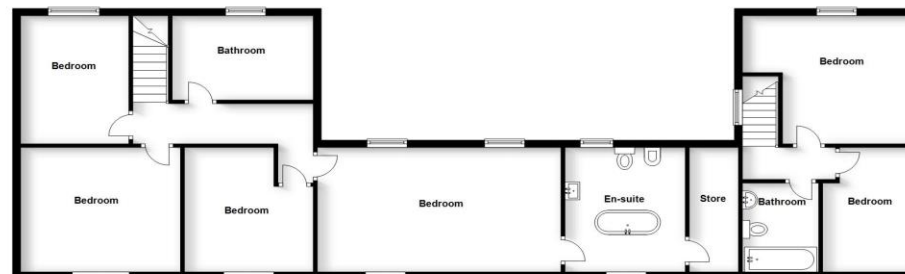
### Ground Floor

Approx. 166.9 sq. metres (1796.2 sq. feet)



### First Floor

Approx. 120.8 sq. metres (1300.8 sq. feet)



Total area: approx. 286.8 sq. metres (3087.0 sq. feet)

Endon House Farm, Hulme End, Buxton, Derbyshire, SK17 0HG





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*Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.*