



# Eco House site, barn conversion & cottage with annex

**The Chestnut Centre, Chapel-En-Le-Frith, High Peak, Derbyshire SK23 0QS**

Freehold





Planning permission for new build Eco House • Three bedroom Cottage & annex building • Stone barn with classrooms and PP for conversion to house • About 1.75 acres – up to 27 acres available

#### Local information

Set in the foothills of the Peak District National Park, this stone built barn is well placed for access to the amazing Peak District countryside, outdoor pursuits and for those who simply enjoy wonderful views.

The thriving town of Chapel en le Frith, often referred to as the gateway to the National Park is about 1.5 miles away and has a number of specialist shops, services, well regarded schools and Morrisons and Co-op supermarkets.

For commuters the A6 is less than 1 mile away giving access to Stockport, Manchester and the cultural centre of Buxton about 6.5 miles. Sheffield and Manchester are equidistant at about 22 miles.

#### About this property

The sale of the Chestnut Centre presents a rare opportunity to acquire a site with planning permission (Ref: NP/HPK/0420/0301) for a 3328 sq ft Eco House, a stone built barn with planning permission for a three bedroom, two bathroom house and a Grade II listed stone house with a separate annex.

Set within about 1.75 acres the properties enjoy fantastic rural views within a wooded and private enclave and a further 25 acres or thereabouts of parkland may be available by separate negotiation.

Recently used as classrooms for

The Chestnut Centre the barn has already undergone considerable upgrading from its farming origins and presents the opportunity to create a lovely home in a superb rural yet not isolated setting.

The property has services connected and lies behind a cobbled courtyard area. The gardens and parking area will lie to the front and side creating a private and self-contained space.

Chestnut Farm is a Grade II listed house requiring general updating and improvement to the main house and the stone built annex provides ancillary accommodation.

The property includes some lovely period features including sash windows with panelled reveals, a lovely built in cupboard desk and a stone mantled fireplace to the living room. The front door opens to a hall with a turning staircase and steps down to a barrel vaulted cellar, two reception rooms and a rear store room.

The kitchen and bathroom are likely to need complete refurbishment and there is no central heating currently.

The annex has been used as an office historically with storage rooms but has planning permission to create an ancillary one bedroomed cottage including a ground floor dining kitchen, a living room, a first floor bedroom and an en suite shower room.









The gardens are very manageable extending to the side and rear with an area between the house and the annex.

Mains water and Electricity are available at the property. There is septic tank drainage to two of the properties which may require upgrading to meet current regulations.

**Tenure**

Freehold

**Viewing**

Strictly by appointment with Savills















## Chestnut Centre

Gross internal area (approx) 114.38 sq m / 1231.17 sq ft

Barn 1 (approx) 147.08 sq m / 1583.15 sq ft

Barn 2 (approx) 70.61 sq m / 760.03 sq ft

Total 332.07 sq m / 3574.37 sq ft



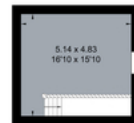
Barn 1  
First Floor



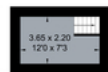
Barn 1  
Ground Floor



Barn 2  
Ground Floor



Barn 2  
First Floor



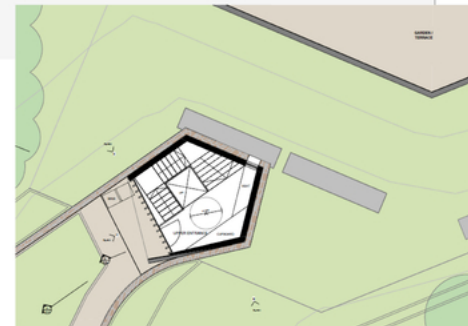
Cellar



Ground Floor



First Floor



For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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