



FOR SALE

PRIESTCLIFFE HOUSE
BUXTON, DERBYSHIRE

Guide Price £1,750,000

PRIESTCLIFFE HOUSE, PRIESTCLIFFE, BUXTON, DERBYSHIRE SK17 9TN

SUMMARY

- Comprehensively appointed, high quality self-catering holiday let.
- 9 individually designed bedrooms and 9 en suite bath/shower rooms.
- Elegant interior design retaining many features.
- Set in tremendous Peak District location in a tranquil rural location.
- Includes secluded owner's accommodation with development potential.
- Rare lifestyle business opportunity currently family operated achieving around £135,000 net Turnover.

Guide Price £1,750,000 - Freehold

INTRODUCTION AND LOCATION

There is not a finer county in England than Derbyshire wrote Jane Austen; and, centuries later, the magic of this county continues to enthrall.

Set in the heart of the Peak District National Park in the small hamlet of Priestcliffe, the property is nestled near to Chatsworth House Estate, the ancestral seat of the Cavendish's and fictitious seat of the Darcys in Jane Austen's *Pride and Prejudice*. This sublime holiday letting offers a fantastic base to explore the Peak District and its unique gems, such as Haddon Hall, Bakewell, Buxton and Kinder Scout. Geographically, the property is excellently placed between Manchester, Sheffield and Birmingham, offering a wonderful opportunity to escape city life and reconnect in panoramic Derbyshire.

The Peak District is a major tourist destination and was made a National Park in 1951. It covers some 1,437 sq. kilometres and is the third most visited in the UK after the Lake District and the Yorkshire Dales. It receives around 8.75m visitors each year equating to 11.75m visitor days per annum. This generates around £540m in revenue into the Park each year (National Park Authority).

Located close to the A6 main route between Buxton and

Bakewell, the property benefits from easy access from many arterial routes. The ancient market towns of Bakewell and Buxton are minutes away offering restaurants, cafes, pubs, quality shopping, cinema, theatre and museums.

The property itself provides opportunity in the form of an excellent business investment operated easily with a "hands off" approach using a booking agent and self-employed cleaners; or to maximize profit a hands-on approach could be undertaken.

The property was fully renovated at significant cost, in excess of £300,000, and with real attention to detail in the last 2 and a half years (including a state of the art plant room, the heating, electric wiring and plumbing) and the excellent quality and maintenance of the property has continued since then.



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THE PROPERTY

The main Priestcliffe House comprises a Victorian former residential dwelling which dates back circa 150 years which has been extensively renovated with elegant design features to provide a beautiful holiday letting property. The Property is of traditional construction over 3 floors plus a vaulted cellar, with exposed stone elevation beneath a pitched slate covered roof.

INTERNAL ACCOMMODATION

Designer wallpapers and tiles have been used extensively throughout the house which is entered via a hallway with original ceiling mouldings and superb tiled floor.

Internal accommodation comprises 9 impressively styled bedrooms (sleeping 18 - 24), all with attractive en suite bath / shower facilities.

The bedrooms are broken down as follows:

Twin / Double (zip and link bed) – 5

Twin / Double (zip and link bed) & 2 single bunks – 2

Twin / Double (zip and link bed) & 2 single beds - 1

Double - 1

On the ground floor is 1 large bedroom along with a substantial open plan country kitchen and dining room with outstanding bespoke dining table seating 22 people ideal for entertaining, beautiful lounge with log burner and outstanding views from the dual aspect windows, and a downstairs W/C. The bedroom and lounge both retain their original and rare Ashford Black Marble fireplaces which are sought after and usually only in such properties as Chatsworth.

The first floor houses 5 en suite bedrooms with the second floor comprising the remaining 3 en suite bedrooms and a large playroom / TV room.

In addition, there is a converted vaulted cellar which provides a popular games room offering retro electronic games, air hockey, table tennis and pool. This is adjacent to the plant room and a small utility area with direct garden access.

EXTERNALLY

The property has an attractive landscaped and planted patio area as well as a sloping lawned garden with views over the vast countryside.

There is plenty of garden furniture for outdoor dining as well as a large BBQ available for use from 1st April through to 31st October. The extensive gardens are largely south facing to allow guests to enjoy the sun virtually all day.

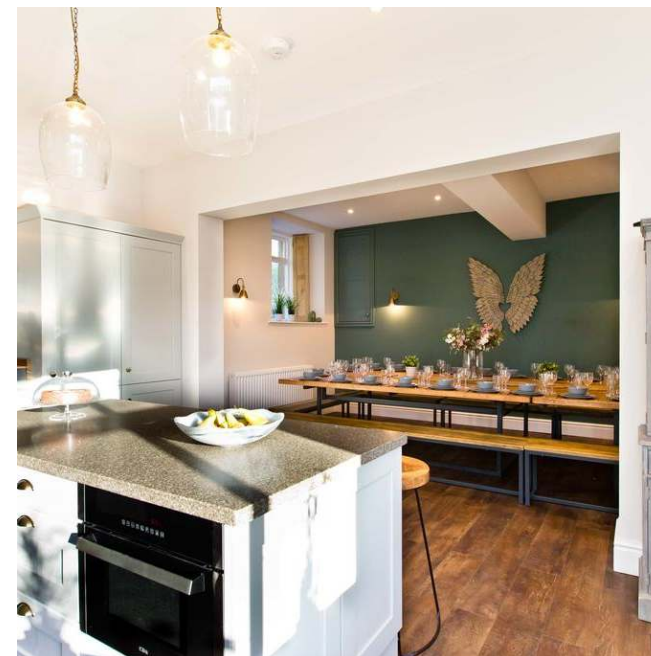
There are ample car parking spaces on the property.

OWNER'S ACCOMMODATION

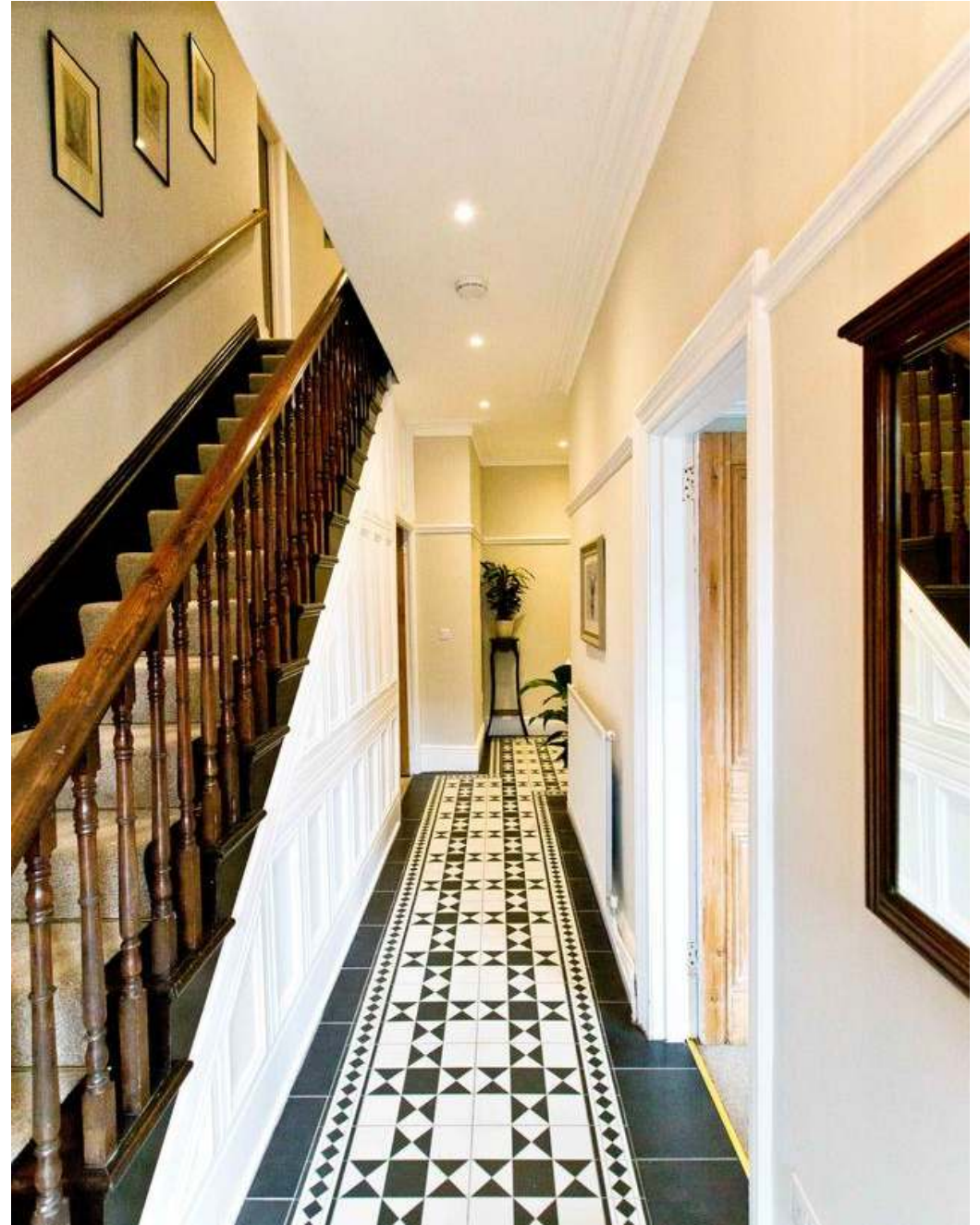
Located down a driveway beyond the main house is a skillfully converted and very secluded former barn which provides 3-bedroom accommodation with farmhouse kitchen, utility room and W/C on the ground floor and bedrooms and large open plan lounge with log burner on the first floor.

In addition, on the ground floor are 2 large barns utilized for storage which are ideal for further development. Externally there is a private parking area as well as a large private lawned garden.

Please note that this property is considered in planning terms as "ancillary and holiday let" use to the main house. It has however been utilised as residential accommodations for several years which can be proven.



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SERVICES

Mains water and electricity. Private septic tank drainage system. Wi-Fi available throughout.

TENURE

Freehold.

FIXTURES AND FITTINGS

All fixtures and fittings to operate the business are included.

As the property sleeps over 20 people, there is an excellent level of F&F to ensure all customers are catered for.

TRADE

The property is extremely popular largely driven by its excellent location and extremely high-quality finish.

Largely let for weekend breaks, the property is easily managed as a “turn key” investment, but profits could be maximised by taking the operation in hand and removing the need for cleaning teams, maintenance contractors and a booking agent; albeit “Peaks Venues”, who are used currently as booking agents, are very well known and successfully generate large amounts of business.

With owner’s accommodation located close by, the property really does provide a fantastic lifestyle opportunity with a beautiful place to live and a high quality letting operation providing significant income which, if run as it is presently, requires little operational input.

Turnover for the year end 31st March 2019 was £136,725 and continues to grow, with the latest net turnover figure to year end March 2020 £151,666 and unlikely to change. For year end March 2021 there are extremely strong forward bookings in place. Further financials are available to seriously interested parties upon request.

PRICE

Offers around £1,750,000 are invited for the freehold property complete with goodwill and trade contents (according to inventory), but excluding personal items. Stock in addition at valuation.

FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

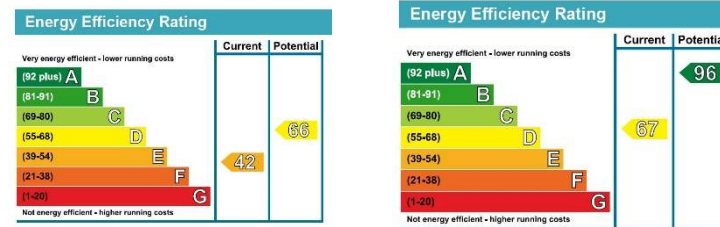
INFORMATION/DATA PACK

A data pack of property information including financial can be made available to seriously interested parties.

TO VIEW

All appointments to view MUST be made through the vendors’ agents who are acting with sole selling rights.

ENERGY PERFORMANCE CERTIFICATE



IDENTITY CHECKS

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:



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