



Elm Tree Farm
Chapel-en-le-Frith | High Peak | Derbyshire | SK23 0QS

SELLER INSIGHT

“Elm Tree Farm has been the much-loved family home of the present owners, Terry and Pam, for the past twenty-five years. They explain that they were looking for a house with stables, and when they viewed Elm Farm, they were thrilled with the stables and, to their delight, they also immediately fell in love with the house.

The stone cottage dates from the eighteenth century and has the character and charm of its period. Its near six acres of land sit in the glorious countryside in the heart of scenic Derbyshire, and on the edge of The Peak District National Park. Terry says this tranquil setting has provided them with a peaceful and very enviable lifestyle. The house is situated in the pretty Peak Forest village, which is five miles from historic Buxton and four miles from Chapel-en-le-Frith. You have the best of town and country living in Elm Tree Farm.

Pam explains that they made alterations to the cottage which enhance its period appeal. They changed all the windows and installed handmade doors throughout. They use and appreciate all the rooms and say that the main joy and wow factor of the house are the windows that allow superb views across the fields and woodlands. The bedroom windows are very low, and you can lie in bed and have a magical panoramic view of the landscape. It is a view that provides a positive start to each day.

The kitchen is the daily hub of the house, and the wall of windows floods the room with natural light but also provides a spectacular scenic background to the room. The comfortable and inviting rooms have been the setting for entertaining friends and family, and Terry recalls the many festive meals and the christening party held al fresco in the Old Dam area when a hundred guests celebrated with the family.

The garden is a pleasing mix of formal lawn and flowerbeds, a small paddock, and land that slopes up to the woods; whilst traditional stone walls edge the fields. It is a beautiful oasis where you never tire of sitting and savouring the silence, and immersing yourself in the natural beauty around you.

There are two internal stables and two further stables, where one has been converted into a workshop. There is ample parking for eight cars on one driveway and twenty-five at the end of the second driveway.

Peak Forest is a community-minded village with a small primary school, pub, church, and the Reading Room, which is a busy community centre. Nearby Old Dam is a superb area for walking, horse riding, whilst Castleton, three miles away, is the start of the Pennine Way. Chatsworth House, Haddon Hall, and Alton Towers are all within easy reach. The area is rich in ways to spend leisure time, but Terry says he has never tired of just sitting, watching the birds soaring through the sky, the sheep grazing on the hillside, and just drinking in the natural beauty that surrounds him. He and Pam are sad that the time has come to downsize but take away many very happy memories.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Elm Tree Farm

Ground Floor:

The inviting front porch, featuring bespoke wallpaper that harmonises beautifully with the warm tones of the timber front door, distinguished by its charming port window, opens into a welcoming entrance hall.

The entrance hall, a cosy retreat, benefits from the brightness of dual aspect windows. Its stone-built fireplace with a cast iron burner resting on a stone hearth serves as the room's striking focal point. Ascend the carpeted stairs, framed by an elegant dark wood spindle railing, to the first floor. Timber doors lead seamlessly to the kitchen and dining areas. The room is enriched with character features like wooden ceiling beams and a quaint stone wall niche.

The well-appointed kitchen and dining room cater to both daily living and social gatherings. Ample storage and integrated appliances meet tiled flooring, bathed in natural light that unveils tranquil views of fields and the bordering natural forest. Adjoining this space, a practical utility area offers direct access to the outside courtyard.

In the dining room, family meals are shared against a backdrop of a distinctive stone wall with niche recesses, under the charm of wooden ceiling beams. The living room, equally rich in character, showcases dual aspect windows and a cosy cast iron burner set on a stone hearth, crowned with an ornate, hand-crafted wooden mantle—perfect for snug evenings.

Completing the ground floor is a versatile study, thoughtfully designed with convenient access to a downstairs WC, enhancing the overall functionality of this welcoming home.

First Floor:

Ascend the carpeted stairs to the first-floor landing, where timber doors add to the character of the split level landing adorned by the dark wood spindled bannisters and lead to the bedrooms and bathroom.

The principal bedroom serves as a serene sanctuary, highlighted by its dual aspect windows that flood the space with natural light, and complemented by a private en-suite shower room. Accompanying this are three generously sized additional bedrooms, each featuring plush carpeted flooring for added comfort. The elegantly designed family bathroom also benefits from dual aspect windows, enhancing its airy and bright ambiance.

Viewing is highly recommended to fully appreciate the charm, character, and lifestyle that Elm Tree Farm has to offer.







Step outside

Elm Tree Farm

Nestled in Peak District National Park, this charming property in historic Peak Forest (est. 1405) offers tranquil rural living with modern convenience. Enjoy a close-knit community, access to the Peak District's outdoor activities, and the village's historic limestone charm. Peak Forest provides easy access to footpaths (including the Pennine Bridleway), nearby Peak towns (Chapel-en-le-Frith, Bakewell, Buxton), and vibrant cities like Manchester, Sheffield, and London. It's a perfect balance of rural peace and accessibility.



Elm Tree Farm is an exceptional property set on 4.29 acres of picturesque land, offering a blend of historical charm and countryside tranquillity. The elegant farmhouse, brimming with character, serves as the heart of the estate, complemented by two detached, stone-built stable blocks. One stable block features two generously sized stables, while the second contains two separate stables, one of which has been thoughtfully converted into a functional workshop.

The property is surrounded by sloping fields at the rear, providing a stunning natural backdrop, and is further enhanced by a historic "dam" at the front, believed to have served as a watering hole for the King's deer in bygone days. This unique feature adds a touch of historical intrigue to the property's idyllic setting.

Elm Tree Farm represents an exciting opportunity for those seeking to embrace rural countryside living, offering ample space suitable for smallholders or equine enthusiasts. Located in the charming Peak Forest, this property provides a rare chance to own a home where the beauty of the Peak District meets a warm community and rich local history.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4

Approximate total area^m

2733 ft²
253.9 m²

Reduced headroom

42 ft²
3.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	75 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Council Tax Band: D

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