



## Holly Grove Farm Thorney Edge, Bagnall

£1,000,000 Freehold

Established glamping/holiday let opportunity boasting five self-contained Shepard's huts, each with their own separate wet room/WC. Infrared sauna, BBQ area, communal snug, and dedicated guest parking • Three-bedroom farm house with spacious living areas, cellar with potential for home office, bar, or cinema. Plus an adjoining two-bedroom barn conversion with kitchen, living room, and dining room. • Approximate 6.5 Acre plot with sprawling gardens, small stable block, paddock areas, all set within the beautiful Staffordshire moorlands • Ideal location within driving distance from the well-known Alton Towers, the beautiful market town of Leek, a little further and you are in the beautiful Peak District with walks and days out. • These two stunning homes can be perfect for air bnb or a separate annex for multigenerational living, or knock through to create your forever





How do you like your eggs in the morning? I like mine sunny side up... preferably enjoyed in the kitchen of a gorgeous stone-built farmhouse with the countryside breeze drifting in. Perfectly situated on the outskirts of the quiet moorland village of Bagnall—a hub for rural charm and countryside living—Holly Grove Farm combines character, comfort, and opportunity in one idyllic package. The property includes a beautiful stone farmhouse, an equally impressive barn conversion, a variety of outbuildings, approximately 6.5 acres of land, and a highly established glamping/holiday let business. You'll also find off-road parking, iron-gated access, and a double garage. To the front, an adaptable outbuilding — formerly a dog grooming space — now serves as a utility and laundry area for guest preparation.

Glamping at Holly Grove Farm is a fully established glamping/holiday let, featured proudly on Channel 4's 'Four In A Bed'. Boasting five fully self-contained Shepherds Huts, each with their own separate shower room/WC. Plus, a unique five-person infrared sauna, gardens, BBQ and play areas, a communal snug, plus a generous amount of dedicated guest parking. The ground of the property also includes two large fields, perfect for grazing horses or expanding the business. Perfectly located within driving distance of Alton Towers, the market town of Leek, top-rated wedding venues or anyone looking for a serene escape near the beautiful Peak District.

The three-bedroom farmhouse offers two generous reception rooms, three double bedrooms, a contemporary shower room with walk-in shower, and a welcoming kitchen/breakfast room with sleek cabinetry, ample appliance space, and a convenient breakfast bar. Across the hall are a W/C, utility area, and access to the cellar — perfect for a home office, playroom, wine cellar, or even a cosy cinema room. Throughout, you'll find standout features including a log burner, rustic exposed beams, and historic stonework. To the rear, two stable blocks with an adjoining paddock make it ideal for keeping horses or other animals.

Holly Barn, the barn conversion, showcases the same charming stonework, a generous entrance hall, a practical kitchen, and an expansive dining room with French doors opening onto a beautifully laid patio with an impressive pergola with a bronze roof. The warm and inviting living room features a log burner, engineered oak flooring, and underfloor heating. Upstairs, two double bedrooms with fitted wardrobes and a stylish shower room complete the space. Holly Grove Farm isn't just a property — it's a lifestyle, a business opportunity, and a slice of countryside heaven.



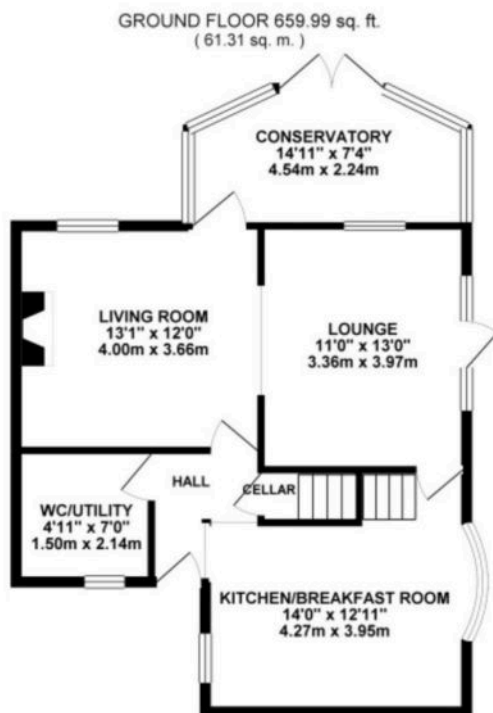


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Council Tax band: C

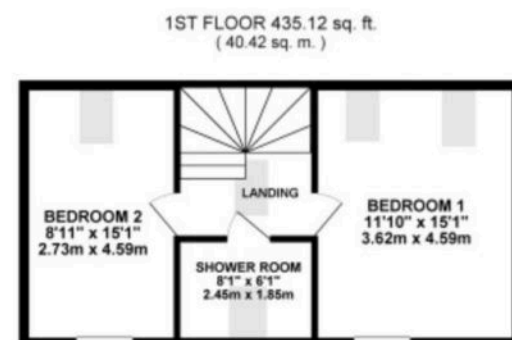
Tenure: Freehold





TOTAL FLOOR AREA : 1166.23 sq. ft. ( 108.35 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TOTAL FLOOR AREA : 1140.68 sq. ft. ( 105.97 sq. m.) approx.

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