

The Hayloft

Foston Village, Derbyshire, DE65 5DL

Stunning high spec three bedroom detached barn conversion with double garage set within a beautiful semi-rural location on the edge of Foston Village.

Approached via a long private shared driveway, this south-facing property has well-stocked mature landscaped gardens set to two sides and includes a further three acre paddock located a short walk away to the rear of the property.



GROUND FLOOR

Open plan comprising:

- Kitchen Area 5.66m x 3.57m
- Utility room
- Lounge/Dining Area 7.51m x 6.38m
- Back office/storage room
- Snug Area 3.78m x 2.82m
- Master Bedroom 4.57m x 3.48m
- En-suite
- Walk-in Wardrobe
- Bathroom 3.59m x 2.97m

FIRST FLOOR

- Bedroom Two 3.76m x 3.04m
- En-suite
- Bedroom Three 3.74m x 3.01m

OUTSIDE

- Double garage with further parking for two vehicles
- Rear driveway with further parking for two vehicles
- Landscaped foregarden with terrace
- Landscaped side garden with patio area
- Paddock (approximately 3.2 acres)





The Property

First time on the market, this detached light-filled two storey barn was originally converted by the vendors in 2001 then extensively remodelled in 2017/2018 to provide contemporary open plan living retaining original features and finished with high quality fittings and fixtures throughout.

The accommodation features oak framed sealed unit double glazed windows, solid oak internal and external doors and oil-fired central heating complete with underfloor heating to the ground floor. All underfloor heating zones have separate time/temperature controls and all central heating radiators are fitting with temperature controls. Security is enhanced by an alarm system and CCTV.

The main entrance door opens up into a spacious reception area complete with oak storage cupboards and a bank of tall units incorporating slide out pantry/further storage/bin. Access to the separate utility room incorporates further storage/hanging space, oil boiler, washer/dryer connections.

This entrance area opens up on to the high spec fitted kitchen, to include handle-less German Leicht units, Dekton worktops with inset sink unit with twin taps one of which offers filtered water. Appliances include Miele induction hob with connectivity extractor hood over and integrated Miele dishwasher. The adjacent stylish built-in cupboards/drawers incorporate Miele M-Touch appliances including combination microwave steam oven, full size oven, deep warming drawer/sous-vide and coffee machine. At either end of this bank of units are the integrated Neff full size fridge and full size freezer. A separate water filter system serving the whole house is built in this bank of units too.

The kitchen overlooks the open plan zoned areas of lounge, dining, study and snug. Your attention is drawn to the exposed brick walls, beams to the ceiling incorporating roof lights, individual bespoke recessed shelving and the floating staircase finished in oak and glass. Lighting for this main area of the house is controlled on a panel, with all areas having different feature lighting. Electric blinds are fitted throughout downstairs. An artfully positioned light tunnel over the study area provides additional daylight with built in oak lined storage units to the side. Behind the study area is a separate small room, currently used as a back-office/storage. The dining area sits below a glass roof with an oak lined display unit to one side. At the far end of

the main room sits the snug with feature recessed contemporary style fireplace with electric fire. Off this area is the main family bathroom sumptuously fitted with floating shelves and built in handleless drawers, wall mounted wash basin tap together with floor standing bath/shower mixer tap to complete the feature stone bath sitting under a glass roof – an opportunity to gaze at the stars! Completing the ground floor accommodation is the master bedroom with beautiful, exposed truss work, feature lighting, large walk-in wardrobe with fitted units and an en-suite shower room.

Upstairs the glass balustrade walkway leads to two further bedrooms. Both bedrooms have fitted storage/wardrobes into the eaves, and one has an en-suite shower room.

Fine attention to detail and features, the finish of this property is to an extremely high standard and will not disappoint any discerning purchaser.

Grounds, Garden and Land

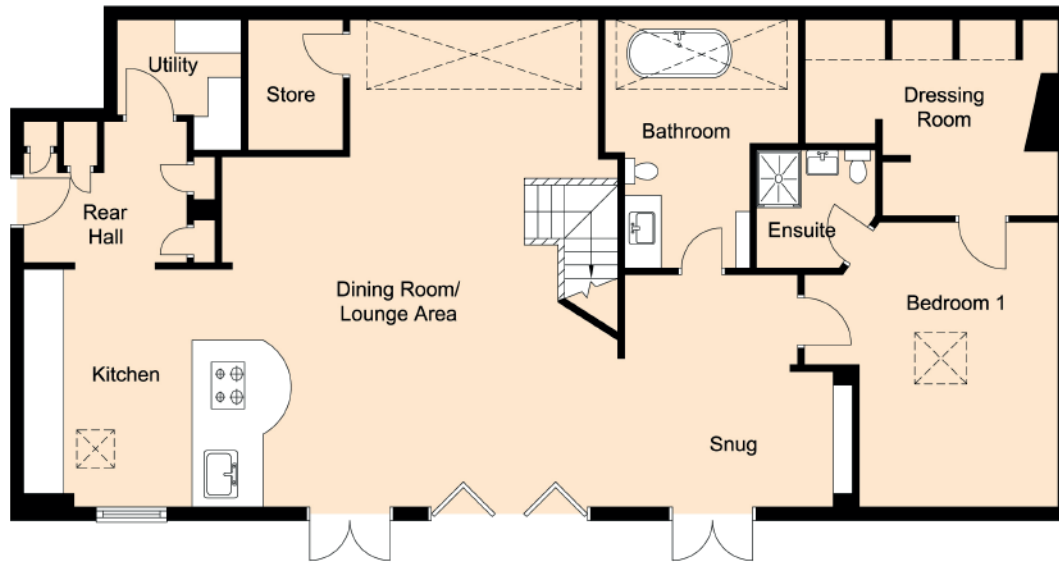
The property is approached via a long shared driveway culminating in a private cobbled driveway providing ample parking with access to a double garage with power and light. There is a beautiful landscaped foregarden incorporating extensive stone terrace with a beautifully stocked herbaceous/flowerbeds containing a variety of plants, shrubs and trees. There is an additional seating area for outdoor dining. An attractive brick built wall boundary surrounds the gardens. The garden continues to the side of the property, offering a further outdoor dining area complete with outdoor lighting; this area gives access to the second driveway at the rear of the property, providing further parking for up to two vehicles. From the rear driveway across the main rear drive is a wide pathway leading to the paddock and wooded areas (approximately 3.2 acres) which is included in the sale and is sure to appeal to those with equestrian interests.

Situation

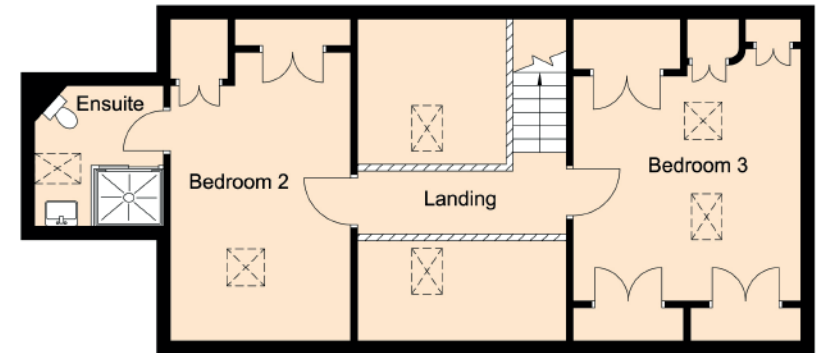
Foston Village is approximately 13 miles southwest of Derby City centre. The village itself is very quiet and there are excellent walks in the surrounding open countryside direct from the property.



Ground Floor



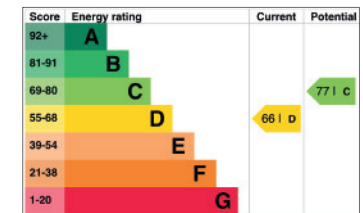
First Floor



Hayloft, Foston, Derby DE65 5DL

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Assessments First



SHOPPING

Locally neighbouring villages combine to offer a good range of amenities including shops at Tutbury, Hatton, Hilton at Etwall

ROADS

The property is highly convenient for the nearby A50 which links with the M6 and M1 and offers swift onward travel to Uttoxeter, Derby and Burton upon Trent

RAILS

East Midlands and Birmingham Airports are within a 45-minute. The nearest railway stations are in Derby and Uttoxeter

AIRPORTS

East Midland's Airport is approximately a 20 minute drive away

LEISURE

Hoar Cross Hall and St Georges Park are just a short drive away..

SCHOOL

Primary and Secondary schooling nearby

Scargill Mann & Co.

4 St James's Street, Derby DE1 1RL

Tel: 01332 207720

Email: derby@scargillmann.co.uk

www.scargillmann.co.uk

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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