The Barn Home Farm, Wirksworth Road

Idrigehay, Belper

Derby

DE56 2SB

Price

£539,000

- Superb detached barn conversion
- Many original features retained
- Sought after location
- Garden and driveway with electric charge point
- Entrance lobby and guest cloakroom
- Lounge
- Spacious dining kitchen with utility off
- Three bedrooms - master with en-suite
- Family bathroom
- VIEWING ESSENTIAL

SCARGILL MANN & Co

EST. 1995

GENERAL INFORMATION

This delightful detached barn conversion provides three bedroom accommodation and enjoys an idyllic position within a highly favoured village location known as Idridgehay. The property has been meticulously improved and refurbished to a very high standard and specification retaining much of its original charm and features with exposed beams, original hanging doors to the front, yet being converted to a stylish contemporary finish to include aluminium flush fitting casement style windows and bi-fold doors, the provision of underfloor heating to the ground floor, a fitted smoke and burglar alarms and quality appliances to the kitchen area.

Internally, accommodation comprises, entrance lobby with stairs to the first floor and ground floor cloakroom, superb lounge with magnificent brick built fireplace housing wood burning stove, quality fully fitted and integrated kitchen with underfloor heating, stone flagged floor and contemporary style units having fully integrated appliances and a useful utility room. The first floor passage landing leads to the master bedroom enjoying a luxury en-suite shower room, bedroom two with dressing room, third bedroom and a family bathroom.

Outside, is a flagged stone patio, lawns and ample off-road parking with timber garden shed and log store.

The sale provides a very genuine opportunity for a discerning purchaser to acquire this superbly converted barn in an idyllic village which is fitted with contemporary upvc double glazing and LPG gas heating, therefore a viewing is strongly recommended.

LOCATION

The village of Idridgehay boasts a local store and a highly favoured public house and restaurant known as the Black Swan. There is ease of access to open countryside, swift access to Wirksworth, Derby and Ashbourne.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE LOBBY
Stone flagged flooring with underfloor heating, exposed beams and stairs to the first floor off.

GUEST CLOAKROOM
Comprising, low level w.c, wash hand basin, exposed beams to ceiling and stone flagged flooring with underfloor heating and understairs cupboard.

LOUNGE
5.97m x 3.91m (19'7" x 12'9")
Magnificent brick built feature fireplace with raised quarry tile hearth, carpet, underfloor heating, beams to ceiling, picture window and exposed brick pillars.

OPEN PLAN DINING KITCHEN
Comprising:

DINING AREA
3.95m x 3.46m (12'11" x 11'4")
Picture window, exposed beams, brick pillars and stone flagged flooring with underfloor heating.

KITCHEN AREA
5.6m x 3.51m (18'4" x 11'6")
Having bi-folding doors, stone flagged flooring with underfloor heating, exposed brick pillars, beams to ceiling, full and comprehensive range of contemporary style units comprising, graphite central island with oak work surfaces above, a range of fitted base and wall cupboards with 1½ bowl inset stainless steel sink unit and mixer tap over, fitted integrated appliances by Hotpoint will provide dishwasher, a combination microwave, built in single oven and plate drawer warmer, tall fridge and freezer and induction hob with extractor hood over.

UTILITY ROOM
3.3m x 1.89m (10'9" x 6'2")
With complementary run of light grey base and wall cupboards with inset stainless steel sink unit with oak effect work surfaces over, tall larder cupboard housing the boiler and UFH controls, built in washer/dryer and wine chiller, stone flagged flooring with underfloor heating and french door providing access to rear garden.

ON THE FIRST FLOOR

PASSAGE LANDING
Three Velux roof lights, oak and glass balustrade, exposed beams to ceiling, two radiators and fitted carpet.

MASTER BEDROOM
5.5m x 3.7m (18'0" x 12'1")
Beams to ceiling, exposed beams to ceiling and radiator.

LUXURY EN-SUITE SHOWER ROOM
Comprising, low level w.c, circular basin with dual mixer tap sat on Oak base, walk-in shower cubicle, tile surround and flooring, heated chrome towel rail/radiator, underfloor heating mat and spotlighting to ceiling.

BEDROOM TWO
3.26m x 2.8m (10'8" x 9'2")
Exposed beams to ceiling and radiator.

ADJACENT DRESSING AREA
With built in hanging and shelf unit.

BEDROOM THREE
4.01m x 2.92m (13'1" x 9'6")
Exposed beams to ceiling and radiator.

FAMILY BATHROOM
Comprising, low level w.c, Anthracite vanity wash hand basin, shower cubicle with glass enclosure, twin-ended bath, exposed beams to ceiling, tile flooring, underfloor heating mat and heated towel rail/radiator.

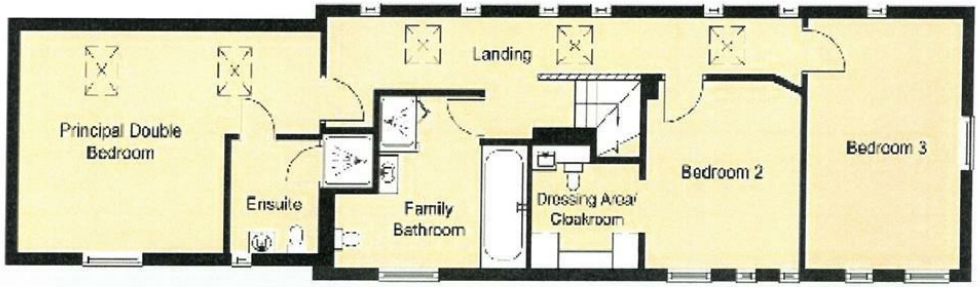
OUTSIDE & GARDENS
To the rear there is a driveway providing ample car standing spaces and a recently installed 7Kw electric vehicle charging point. There is a lower level paved patio with lawns to the front with timber garden log store, outside water taps and lighting.

COUNCIL TAX BAND
Amber Valley Borough - F.

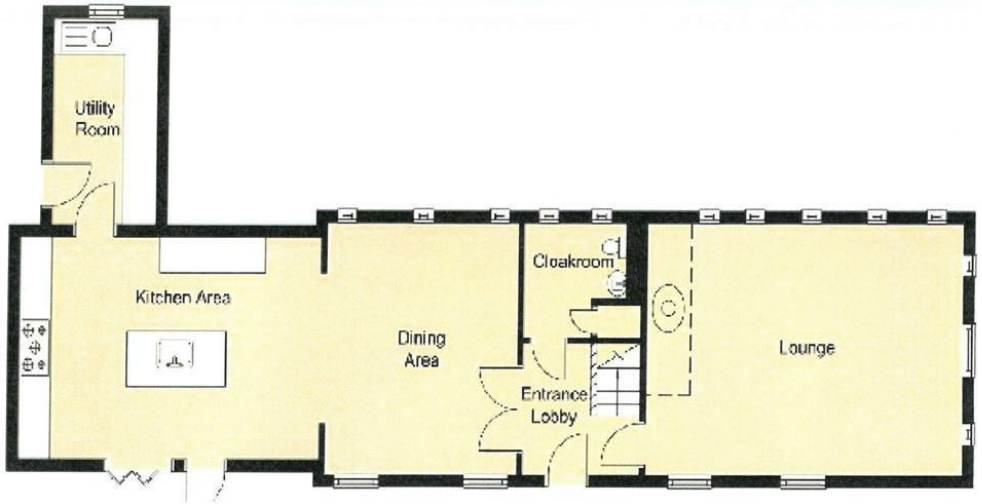
DIRECTIONAL NOTE
From Derby City centre proceed along the A6, travelling through Allestree. When entering Duffield take the turning left into Broadway where signposted for Wirksworth at the first major traffic lights. Proceed along this road for approximately 7 miles through Windley and then eventually entering the village of Idridgehay. The property is situated on the left hand side immediately opposite the local village store.

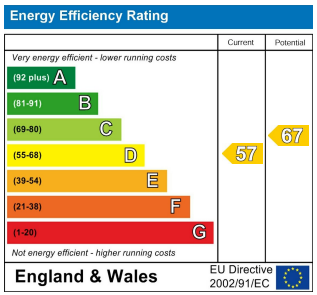
VIEWING
Strictly by appointment through Scargill Mann & Co - Ashbourne office (APB/SE).

First Floor



Ground Floor





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