



**3 The Hollies  
Main Street  
Milton  
Derby  
DE65 6EF**

**Price £550,000**

- STUNNING BARN CONVERSION
- BEAUTIFULLY RENOVATED AND REMODELLED
- LOVELY DINING HALL
- SUPERB BESPOKE KITCHEN
- SMART LOUNGE WITH LOG BURNER
- UTILITY AND GUEST CLOAKROOM
- PRIMARY BEDROOM WITH EN SUITE
- TWO FURTHER DOUBLE BEDROOMS
- STYLISH BATHROOM WITH SEPARATE SHOWER
- PARKING FOR THREE CARS

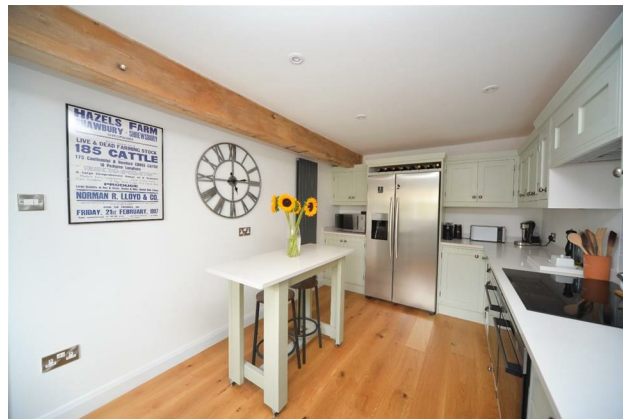
## GENERAL INFORMATION

### THE PROPERTY

Nestled in a tranquil courtyard, The Hollies is a beautifully presented detached barn conversion that exudes charm and character. This delightful home has been meticulously modernised by the current owner, creating a light and airy atmosphere that is both inviting and stylish.

Upon entering, you are greeted by a lovely dining hall, perfect for entertaining guests or enjoying family meals. The smart sitting room features a cosy log burner, ideal for those cooler evenings, providing a warm and welcoming space to relax and giving access to garden. The kitchen is a true highlight, having been re-fitted with bespoke hand-built units, granite countertops, and a movable breakfast bar that offers extra workspace for culinary enthusiasts.

Additionally, a utility room and a guest cloakroom enhance the practicality of this charming home.





On the first floor, you will find three well-proportioned bedrooms, each capable of accommodating double beds. The primary suite benefits from a neat en suite shower room, ensuring privacy and convenience. The main bathroom is superbly presented, featuring a luxurious double-ended bath and a separate shower cubicle, perfect for unwinding after a long day.

The outdoor space is equally impressive, with a delightful cottage garden full of flowers and shrubs and that includes an undercover decked terrace complete with a log burner, making it an ideal spot for alfresco dining or simply enjoying the serene surroundings. There is a further gravelled side terrace.

In the courtyard is parking for visitors and further space for vehicles

In summary, The Hollies offers a unique opportunity to own a beautifully modernised barn conversion in a peaceful

village setting, combining comfort, style, and practicality in one exquisite package.

#### LOCATION

Milton is a quiet semi-rural village with a popular public inn and eatery. The village offers ample walks, and nearby is Foremark reservoir and Repton Preparatory. The village of Repton is a short drive away with a post office and convenience shop, a butcher's, dentist and further popular public inns and eateries.

There is good access to the A38 and A50 for East Midlands Airport, Derby, Birmingham, Lichfield and Nottingham, along with the towns of Uttoxeter and Burton upon Trent.

#### ACCOMMODATION

Entrance door opening through to dining hallway.

#### DINING HALLWAY

4.91m x 4.41m inc stairs (16'1" x 14'5" inc stairs)

The most attractive dining room area with a range of bespoke built in storage cupboards, open shelves and decorative glass display units, there is attractive engineered oak flooring which continues through out the ground floor accommodation. There are stairs off to the first floor, door to cloakroom, door to kitchen and a further door that opens through to the utility.

#### UTILITY

1.83m x 2.12m max (6'0" x 6'11" max)

Is equipped with a range of base cupboards with provision for washing machine, tumble dryer and further fridge, there are up stands, ceiling light point, obscure window to the side aspect and worktops incorporate a sink with extended hose mixer tap.



### CLOAKROOM

1.12m x 1.77m (3'8" x 5'9")

Has a W.C., vanity unit with hand wash basin with mixer taps, attractive granite counter tops, obscure window to the side aspect and storage cupboard ideal for hoovers and ironing boards.

### LOUNGE

4.76m x 4.25m (15'7" x 13'11")

Steps lead down to this lovely light room which has French doors that lead out to the attractive terrace, a window to the side aspect, the focal point of the room is a log burner with a oak mantle over, there are radiators and ceiling light points.

### ATTRACTIVE FITTED KITCHEN

2.77m x 4.73m (9'1" x 15'6")

This beautifully fitted kitchen is hand built with shaker style doors, granite worktops and incorporates an extensive range of cupboards, drawers and wall mounted cabinets, integrated appliances include a five ring induction hob, sink and side drainer with mixer taps over, there are double ovens, space for American style fridge freezer and dishwasher, there are tiled splashbacks, window to the front aspect, recessed ceiling down lights and attractive exposed timbers.



### FIRST FLOOR

#### LANDING

0.9m x 5.09m (2'11" x 16'8")

Has all doors leading off, a Velux window offering additional day light, a very large and useful storage cupboard ideal for linen storage, radiator and wall light points. Steps lead down to the primary bedroom.

#### PRIMARY BEDROOM

3.67m max x 4.09m max (12'0" max x 13'5" max)

Another light room with two windows to the front aspect, radiator and ceiling light point, there is a useful built in storage cupboard ideal for use as a wardrobe, which provides shelving and hanging space and a latch doors opens through to an ensuite.

#### ENSUITE

1.22m max x 2.32m to rear of shower (4'0" max x 7'7" to rear of shower)

Equipped with a large shower with glazed doors, W.C., vanity unit with hand wash basin, mixer taps and tiled splashbacks, there are recessed ceiling down lights and heated chrome dual fuel radiator.



### BEDROOM TWO

4.76m x 2.79m (15'7" x 9'1" )

This beautifully proportioned room has a window to the side aspect, radiator, ceiling light point and large built in wardrobe providing hanging space and shelving.

### BEDROOM THREE

2.11m x 3.77m (6'11" x 12'4")

Has a window to the side aspect, radiator and ceiling light point.

### BATHROOM

1.93m x 3.76m max (6'3" x 12'4" max)

This beautifully fitted bathroom has a large double ended bath with mixer taps, vanity unit with hand wash basin inset, W.C. and a large corner shower with Mira electric shower with waterproof boarding and glazed screens, there is attractive period style flooring, dual fuel chrome heated towel rail, ceiling light point and loft access point.

### OUTSIDE

A lovely covered terrace with glass panels to one side offers a superb space to enjoy leisurely afternoons and evenings with a log burner adding warmth when cooler. There is a further terrace to



the side and a lawn with an abundance of flowers and shrubs.

#### AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

#### CONSTRUCTION

Standard Brick Construction

#### TENURE

**FREEHOLD** - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### COUNCIL TAX BAND

South Derbyshire District Council - Band D

#### CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

#### BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://www.openreach.com/>

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

#### CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 08/2025) A



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