



**Millers Barn
Home Farm
Foston
Derby
Derbyshire
DE65 5DL**

**Offers Over
£495,000**

- CHARMING AND UNIQUE CHARACTER BARN CONVERSION
- TWO DOUBLE BEDROOMS
- EN SUITE SHOWER ROOM AND LOVELY BATHROOM
- CHARACTERFUL SITTING ROOM AND GARDEN ROOM
- QUALITY KITCHEN
- UTILITY
- LOFT AREAS WITH VELUX WINDOWS AND STAIR ACCESS
- MATURE GARDEN BORDERING OPEN COUNTRYSIDE
- REAR COURTYARD TERRACE
- AMPLE PARKING

GENERAL INFORMATION

THE PROPERTY

Nestled in the charming semi-rural setting on the edge of Foston village, this delightful two-bedroom barn conversion offers a unique blend of character and modern living. Accessed via a long shared driveway, remote gates open into the property's drive with views of the mature garden filled with trees and shrubs, providing a tranquil retreat.

Upon entering, you are welcomed into a light and airy kitchen, complete with granite countertops on the island and a central island, perfect for culinary enthusiasts. The inviting sitting room features exposed timber beams and a cosy log burner, ideal for those cooler evenings. This space is designed for both relaxation and entertaining, with ample room for a dining table that seamlessly flows into the garden room, where you can enjoy views of the rear courtyard patio.





The property boasts two spacious double bedrooms, one of which features French doors that open onto the front terrace, allowing for a lovely connection to the outdoors. The second bedroom includes an en-suite shower room, adding a touch of convenience. The family bathroom is a true highlight, with a charming roll-top bath and period-style fittings that enhance the property's character.

Additional features include a utility room, paddle stairs leading to a dressing area in the roof space, and a generous loft space with Velux windows, providing plenty of natural light.

Outside, there is ample parking for a number of vehicles, alongside a generous lawn adorned with mature trees, shrubs, and wildflowers. The rear courtyard terrace is perfect for barbecues or enjoying a quiet morning coffee.

This barn conversion is a superb

opportunity for those seeking a unique home in a picturesque location, combining modern comforts with timeless charm.

ACCOMMODATION

Entrance door opens through to:

BREAKFAST KITCHEN

5.34m x 3.88m min 5.14m (17'6" x 12'8" min 16'10")

Has a stable door out into the rear garden, window looking out into the courtyard, two glazed side panels with in entrance door, attractive tiled floor and the kitchen is fitted with an extensive range of base cupboards, drawers and matching wall mounted cabinets, integrated appliances include a fridge freezer and dishwasher which is set within an island unit with granite worktops which has a one and a quarter sink with an extendable hose mixer tap over, a door leads off to a bedroom, a door to the utility and a further door leads through to the sitting room.

SITTING ROOM

4.03m x 6.92m (13'2" x 22'8")

Without a doubt the focal point of this room is a fabulous log burner set within a brick fireplace with a oak mantle over, there is a window to the front aspect and to the side aspect, exposed timbers to ceiling, tiled flooring, contemporary styled radiator and a large opening which leads through to the garden room.

GARDEN ROOM

3.81m x 2.90m (12'5" x 9'6")

This lovely light room has a glass lantern roof, there are French doors leading out onto the courtyard, windows overlooking the gardens, radiator and engineered oak flooring. A door leads off to the guest bedroom.

GUEST BEDROOM

3.12m x 4.09m (10'2" x 13'5")

This most attractive room has a lovely high ceiling with French doors opening out



onto the terrace, useful understairs storage cupboard, radiator and ceiling light point.

BATHROOM

3.42m x 2.95m max 2.22m (11'2" x 9'8" max 7'3")
This beautiful period style bathroom has a roll top bath with period style mixer taps with shower attachment, W.C. and vanity unit with tiled splashbacks, there is a period style radiator, ceiling light point and a window that looks out over the rear decked garden.

FIRST FLOOR

Paddle stairs lead up to the dressing room.

DRESSING ROOM

3.38m x 2.45m min (11'1" x 8'0" min)
There is a window to the front aspect, two Velux windows to the rear aspect and ample space for storage of shoes, bags and clothes.

UTILITY AREA

2.66m x 2.22m (8'8" x 7'3")
From the kitchen a door leads through to the utility area which has a window to the rear aspect, base cupboards with work tops over inset with one a quarter sink with mixer taps, a large larder

storage unit, there is provision for a washing machine, tumble dryer and dishwasher, the domestic hot water and central heating boiler is also housed here, there is space for further white goods and stairs rise to the second floor loft space.

SECOND FLOOR LOFT SPACE

7.83m x 2.73m (25'8" x 8'11")
Has three Velux windows to the rear aspect and two windows to the front aspect. There is a ceiling light point and exposed timbers.

PRINCIPAL BEDROOM

4.82m max 2.98m x 4.77m max 3.96m min (15'9" max 9'9" x 15'7" max 12'11" min)
From the kitchen a further door opens through to the principal bedroom which has a window to the front aspect a further window to the side aspect, ceiling light point and radiator. A latch door leads through to the ensuite.

ENSUITE

1.38m x 3.01m (4'6" x 9'10")
Is fitted with a large walk in shower with attractive marble style sub tiles with period style dual head shower with rainfall and hand held shower,

pedestal hand wash basin, W.C., there is a large mirrored wall, window to the front aspect, chrome heated towel rail and tiled flooring.

OUTSIDE

The property sits behind remote gates which open into a large gravelled area with lawn, herbaceous borders and flower beds and a further gravelled courtyard with a decked terrace area and pergola. The garden to the rear is a lovely low maintenance garden with gravel and paved path with decking area, there is a wall and timber boundary and a further decked patio area ideal for entertaining.

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.



The property has a historical vehicle right of way over to another property, although only used for bins by the current owners, buyers will need to satisfy themselves with regards this.

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.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

South Derbyshire District Council - Band D

CURRENT UTILITY SUPPLIERS

Gas

Electric - Ovo

Water - Mains - South Staffs

Sewage - Mains - South Staffs

Broadband supplier - EE - Broadband is 488.0 mbps download, And 64.47 mbps upload, Ping 9.00 ms

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/>

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/>

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>

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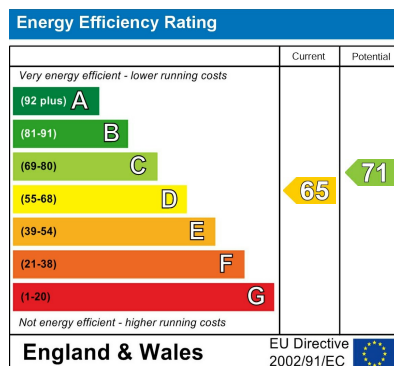
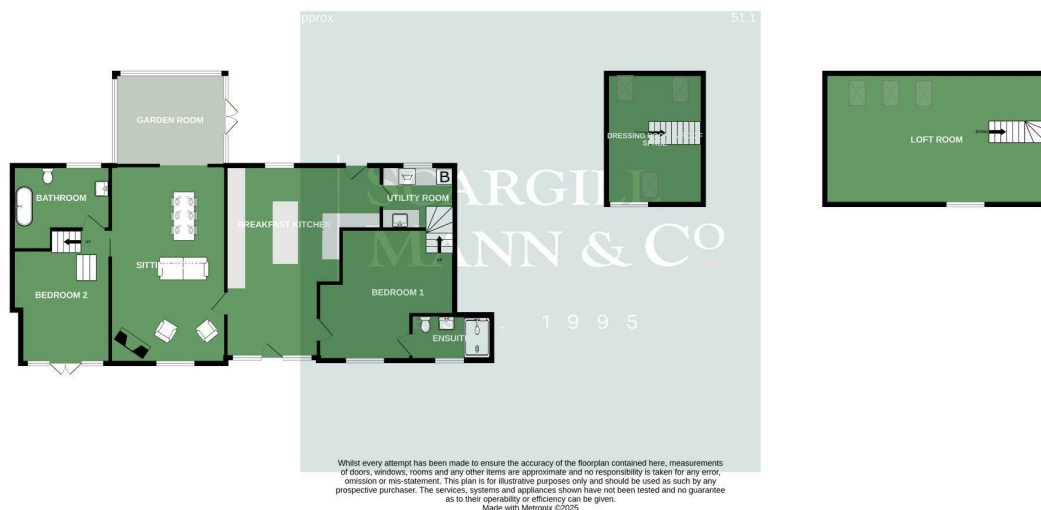
<http://www.derbyshire.gov.uk/>

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) DRAFT



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