

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Primrose Barn, Park Farm, Ash Lane Etwall, Derbyshire DE65 6HT



This superbly appointed two storey, four bedroom barn conversion situated within a conversion of seven newly refurbished plots within the highly sought after village of Etwall.

- Two storey barn conversion • 2046 sq ft of accommodation
- Entrance hall with w.c off • Open plan dining kitchen with utility off • Superb living room
 - Master bedroom with en-suite • Three further bedrooms • Family bathroom
 - Three parking bays • Garden •

Price £639,950



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GENERAL INFORMATION

THE PROPERTY

A lovely, well proportioned barn conversion finished to a superb standard having underfloor heating to key areas and an impressive garden plot within this quality new development known as Park Farm.

An entrance hallway has a guest cloakroom off and doors through to a good size lounge, and a superb family kitchen with dual aspect windows that allow the natural daylight to flood the room, and french doors leading out to the rear garden. The kitchen is superbly equipped with quartz worktops, an island, double ovens, fridge, freezer, and dishwasher. There is a separate utility room and to the first floor are four bedrooms, the master having en-suite facilities, and a family bathroom.

Outside, there is parking for three vehicles and to the rear is a good size garden backing onto open countryside.

LOCATION

Situated just off the A516, Park Farm boasts excellent countryside views whilst having easy access to a great range of nearby village amenities in Etwall and Hilton. A wider range of facilities can be found in nearby Derby, Ashbourne and Burton upon Trent whilst The Peak District National Park is only an hour drive away.

The area is well served with major roads including the A50, M42, M1 and A38, making transport to larger cities such as Birmingham, Nottingham and Leicester easy.

East Midlands Airport is only 17 miles away and Birmingham Airport 40 miles away. Transport into London is quick and efficient with trains leaving from Derby Railway Station every 30 minutes and two every hour from East Midlands Parkway.

A great range of schooling is on offer in the nearby villages of Etwall and Hilton, as well as Derby Grammar, Repton School, Denstone College, Foremark Hall Preparatory School and Abbotsholme School all close by.

ACCOMMODATION

FRONT ENTRANCE DOPR

Provides access to:

HALLWAY 1.44m x 3.04m (4'9" x 10'0")

With stairs to first floor landing, tiled flooring, ceiling light point and door to:

GUEST CLOAKROOM 1.05m x 1.79m (3'5" x 5'10")

Fitted with a w.c., wall mounted wash hand basin with tiled splash-back, chrome heated towel rail and ceiling light point.

LOUNGE 5.0m x 4.86m max (16'5" x 15'11" max)

Dual aspect with windows to both front and rear, ceiling light point and useful storage cupboard off.

SUPERB OPEN PLAN DINING KITCHEN 5.46m x 8.43m max (17'11" x 27'8" max)

Superbly appointed with contrasting base and drawer units with wall mounted cabinets over. Quartz worktops with tiled surrounds. Matching island. Integrated appliances include fridge/freezer, Belfast sink with mixer tap over, five ring AEG hob, AEG twin ovens and dishwasher. Continuation of tiled flooring, recess ceiling



down-lights, large full height windows looking out over the courtyard and french doors with glazed side panels looking out over the rear patio and garden beyond. Storage cupboard housing the Calor gas fired domestic hot water and central heating boiler. Door with step leading down to:

UTILITY AREA 1.89m x 1.99m (6'2" x 6'6")

With door to courtyard. Base cupboard with worktop over inset with a stainless steel sink. Space for two appliances.

FIRST FLOOR ACCOMMODATION

SPACIOUS LANDING

With window overlooking the rear garden and fields beyond. Doors leading off.

MASTER BEDROOM 4.47m x 3.10m min 4.96m max (14'8" x 10'2" min 16'3" max)

With exposed timbers to ceiling, window to front aspect, radiator, ceiling light point and door to:

EN-SUITE SHOWER ROOM 1.73m x 1.68m (5'8" x 5'6")

Fitted with a wall mounted wash hand basin with tiled splash-back, w.c., fully tiled corner shower enclosure with glazed screen, chrome heated towel rail and ceiling light point.

BEDROOM TWO 3.68m x 3.85m (12'1" x 12'8")

With window to front aspect, radiator and ceiling light point.

BEDROOM THREE 3.53m max 2.4m min x 4.92m (11'7" max 7'10" min x 16'2")

With exposed timbers to ceiling, radiator, ceiling light point and window overlooking the rear garden and

surrounding countryside.

BEDROOM FOUR 3.03m x 1.6m min 2.77m max (9'11" x 5'3" min 9'1" max)

With window to front aspect, exposed timbers to ceiling, radiator and ceiling light point.

FAMILY BATHROOM 1.68m x 2.54m (5'6" x 8'4")

Fitted with a panelled bath with shower over and glazed side screen, wall mounted wash hand basin and w.c. Tiled flooring, ceiling light point and chrome heated towel rail.

OUTSIDE AND GARDENS

The property sits within the courtyard with three parking spaces to the front. Access from the kitchen leads to the generous size rear garden, enclosed rear garden with paved patio area, picket fence and views over surrounding countryside.

LOCAL AUTHORITY

South Derbyshire District Council

PLEASE NOTE

Management fees for the development at £699.17 plus VAT per annum.

Heating is Calor Gas

Sewage is Communal Treatment Plant

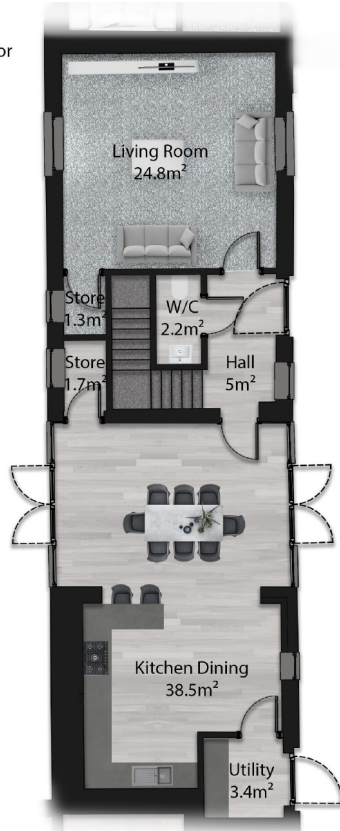
Should you proceed with the purchase of this property these details must be verified by your solicitor.

VIEWING

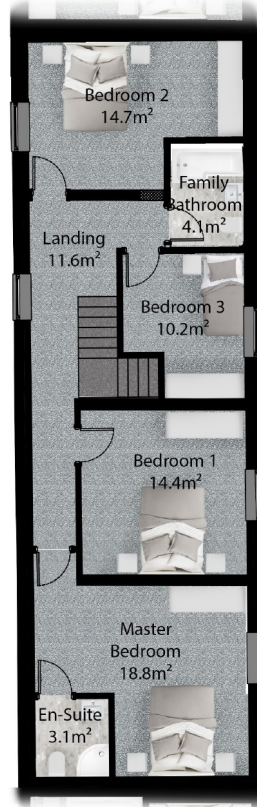
Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW)



Ground Floor



First Floor



Barn 5
 Internal Area: 167m²
 No. of Bedrooms: 4



CONDITIONS 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.

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