

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Cornflower 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 • 1996 sq ft of accommodation
 - Open plan dining kitchen • Utility room with w.c off
 - Superb living room
- Two bedrooms, study and family bathroom to the ground floor
 - Two bedrooms with en-suites to first floor
 - Three parking bays • Garden •

Price £599,950



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GENERAL INFORMATION

THE PROPERTY

A beautiful character barn conversion set within this exclusive new development at Park Farm.

The lovely four bedroom accommodation is arranged over two floors and offers a stunning dining kitchen with exposed brickwork and roof trusses, fitted beautifully with contrasting base cupboards, wall cabinets and pantry cupboards and having quartz worktops. Integrated appliances and the whole room having underfloor heating. There is a utility room with guest cloakroom off and a door to the manageable rear garden. A lovely lounge with exposed roof trusses, and two ground floor bedrooms, a study/dressing room, and a family bathroom. To the first floor is the master bedroom with en-suite and the guest bedroom also with an en-suite.

Outside, in the courtyard is parking for three vehicles, to the rear is a manageable garden and to the side a private hard landscaped courtyard.

LOCATION

Situated just off the A516, Park Far boasts excellent countryside views whilst having easy access to a great range of nearby village amenities in Etwell 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 Etwell and Hilton, as well as Derby Grammar, Repton School, Denstone College, Foremark Hall Preparatory School and Abbotsholme School all close by.

ACCOMMODATION

KITCHEN/ DINING 4.2m x 6.9m (13'9" x 22'8")

UTILITY ROOM 2.8m x 2.7m (9'2" x 8'10")

W.C. 0.9m x 1.6m (2'11" x 5'3")

LIVING ROOM 5.2m x 5.2m (17'1" x 17'1")

STUDY 2.2m x 2.0m (7'3" x 6'7")

BEDROOM ONE 2.9m x 4.8m (9'6" x 15'9")

BEDROOM TWO 2.4m x 4.7m (7'10" x 15'5")

BEDROOM THREE 3.6m x 3.2m (11'10" x 10'6")

MASTER BEDROOM 4.9m x 2.8m (16'1" x 9'2")

FAMILY BATHROOM 1.9m x 2.5m (6'3" x 8'2")



EN-SUITE 1.3m x 2.7m (4'3" x 8'10")

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LOCAL AUTHORITY

South Derbyshire District Council

PLEASE NOTE

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

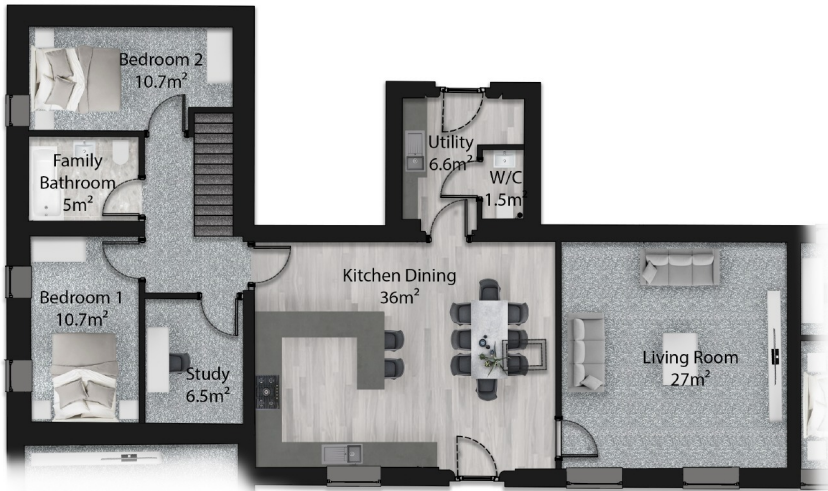
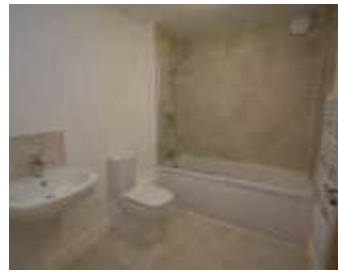
Heating is Calor Gas

Sewage is Communal Treatment Plant

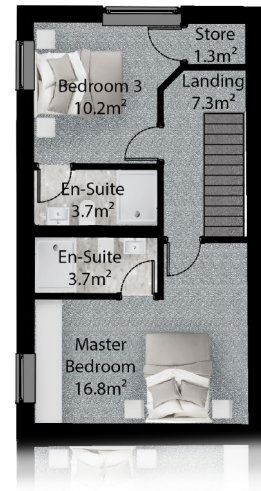
Should you proceed with the purchase of this property these details must be verified by your solicitor.

VIEWING

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



Ground Floor



First Floor

Barn 3
Internal Area: 161m²
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 particular 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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