

SCARGILL MANN & CO.

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Clover 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 • 2390 sq ft of accommodation
- Entrance hall and study/snug • Open plan dining kitchen with utility and w.c off • Superb living room
- Master bedroom with en-suite • Three further bedrooms • Family bathroom
- Three parking bays • Garden •

Price £689,950



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GENERAL INFORMATION

THE PROPERTY

A stunning contemporary designed attached barn sitting in a good size garden plot boasting character detail with exposed roof trusses, yet offering modern conveniences with underfloor heating in key areas.

A spacious entrance hall leads into a most impressive open plan family kitchen with dining area. Light floods through the french doors and windows. The kitchen has quartz worktops and integrated appliances with double ovens, dishwasher, fridge and freezer, ideal for the modern family. There is a good size lounge, a snug/home office, a utility room, and guest cloakroom. To the first floor are four bedrooms, the master having en-suite shower facilities, and a separate family bathroom.

Outside, there is parking for three cars and a good size rear garden with views over rolling 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 DOOR

With full height glazed window to side provides access to:

RECEPTION HALL 2.84m min x 5.12m (9'4" min x 16'10")

Having stairs to first floor landing, tiled flooring, radiator and doors leading off.

SNUG/STUDY 2.6m x 4.94m (8'6" x 16'2")

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

FABULOUS LIVING/DINING KITCHEN 11.09m x 5.84m (36'5" x 19'2")

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 double ovens and dishwasher. Continuation of tiled flooring, exposed roof trusses, contemporary style down-lighting, french doors lead out onto a paved patio area, plus further full-height window. Door to side, door living room and open access to:

LOBBY AREA

With door to utility and door to cloakroom.



UTILITY 3.47m x 1.63m (11'5" x 5'4")

Fitted with a range of contrasting base cupboards and wall mounted boiler cupboard (Logic Calor gas boiler). Worktops are inset with a stainless steel sink and side drainer with mixer tap over. Two appliances spaces plus further under-counter storage. Window to side aspect.

GUEST CLOAKROOM 1.69m x 2.13m (5'7" x 7'0")

Fitted with a w.c., wall mounted wash hand basin with tiled splash-back, obscure window to side aspect.

LIVING ROOM 4.88m x 5.83m (16'0" x 19'2")

With feature high level circular window, full height window plus full height french doors giving access onto the patio area. Exposed roof trusses, ceiling light point and radiator.

FIRST FLOOR ACCOMMODATION

LANDING

With doors leading off.

MASTER BEDROOM 3.29m x 3.46m (10'10" x 11'4")

With window to side aspect, radiator, ceiling light point, door to en-suite and open access to:

DRESSING AREA 2.45m x 1.37m (8'0" x 4'6")

EN-SUITE SHOWER ROOM 1.14m x 2.34m (3'9" x 7'8")

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

BEDROOM TWO 2.66m x 4.98m (8'9" x 16'4")

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

BEDROOM THREE 2.45m x 3.06m (8'0" x 10'0")

With window to side aspect, radiator and ceiling light

point.

BEDROOM FOUR 2.37m x 2.38m min 3.43m max (7'9" x 7'10" min 11'3" max)

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

FAMILY BATHROOM 2.52m x 1.47m (8'3" x 4'10")

Fitted with a panelled bath with tiled surrounds, shower over and glazed side screen, wall mounted wash hand basin with tiled splash-back, and w.c. Chrome heated towel rail and recess ceiling down-lights.

OUTSIDE AND GARDENS

The property sits back from the courtyard behind three parking spaces. Access from both the kitchen and the lounge leads to a side patio with garden which opens up into the rear garden which is of a generous size and offers views over rolling 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)



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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