

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Thrashers Barn, Pinfold Lane Bradley, Ashbourne, Derbyshire DE6 1PN



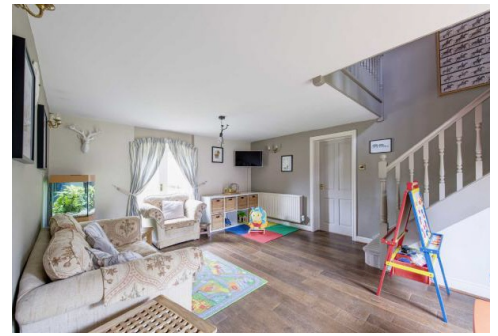
Characterful and versatile four / five bed roomed detached barn conversion (including annex) **NO UPWARD CHAIN**

- Full-fibre broadband (140mbps) • 3,200 square ft of accommodation • Recently fitted central heating system (two zone for house / annex) • Entrance hallway • Guest cloakroom • Sitting room with Clearview stove
- Family room • Kitchen with island • Dining room with wood burning stove • Study • Utility room
 - **Annex Wing** - Bedroom four, bedroom five and shower room
- First floor • Principal bedroom suite with dressing room area and large en-suite • Two further bedrooms • Large family bathroom • Large driveway providing ample off-street parking • Garage • Garden areas to rear leading off the driveway • Private garden and patio to side •

Price guide £795,000



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GENERAL INFORMATION

This sale offers an excellent opportunity to acquire this well proportioned and versatile character four / five bedroomed detached barn conversion occupying a desirable village location with no upward chain.

LOCATION

Bradley is a small rural Derbyshire Village set in superb countryside. The village is situated approximately 3 miles from the historic market town of Ashbourne providing a wide range of services and amenities and the city of Derby is also within easy reach which gives easy access to major road links opening onto the regions commercial and retail centres. The property is well placed for East Midlands International Airport and is easily accessible to high grade schooling

ACCOMMODATION

Wooden feature entrance door provides access to:

L-SHAPED RECEPTION HALLWAY 3.24m x 1.72m extending to 2.95m (10'8" x 5'8" extending to 9'8")

Having solid oak board floor covering. Exposed ceiling beams. Panelled door leads into a guest cloakroom. Three further panelled doors provide access to the sitting room, family room and study respectively.

GUEST CLOAKROOM 1.63m x 1.10m (5'4" x 3'7")

Having a white suite comprising wash hand basin and low level WC. Spot lights and panelled walls.

SITTING ROOM 6.28m x 4.78m (20'7" x 15'8")

Note the measurements include the feature red brick fireplace with raised stone hearth featuring a Clearview cast iron multi-fuel stove. Feature exposed ceiling beams and red brick reveals. Telephone jack point. Lamp sockets. TV aerial connection. Arched window to front aspect with views across adjoining countryside. Arched French doors provide access to a patio garden area.

STUDY 3.27m x 2.19m (10'9" x 7'2")

Full-fibre broadband (140 mbps). Exposed beamed ceiling. Arched window to front.

FAMILY ROOM 5.26m x 3.96m (17'3" x 13'0")

Note the measurements include the staircase off to first floor having handrail baluster and newel post with feature semi galleried landing to first floor. Oak board floor covering. Arched window to front and rear. Panelled door provides access to:

DINING KITCHEN 5.25m x 4.77m (17'3" x 15'8")

Having an extensive range of black pearl granite preparation surfaces with matching upstand splashbacks and featuring a recess ceramic Belfast sink unit with chromed swan

necked mixer tap over and having an extensive range of painted panelled base drawers and cupboards beneath. Additionally there is a large island unit with matching granite surfaces, with an extensive range of base drawers and cupboards beneath having integrated bin unit. Complementary wall mounted cupboards over with shelving and glazed cabinet. Oil fired Rayburn cooker positioned in a chimney breast return with panelled shoulders and high level mantle. Inset four ring Induction hob with electric fan assisted oven beneath. Appliance space with plumbing suitable for a dishwasher and a large appliance space with plumbing suitable for an American style fridge / freezer. Please note there is ample space for a breakfast table if required. Ceramic tiled floor covering. Exposed ceiling beams. Arched window to front with views across adjoining countryside. Arched French doors, with side screen windows to the rear aspect overlooking the garden and driveway. Large doorway leads into:

DINING ROOM 5.36m x 3.42m (17'7" x 11'3")

Note the former measurement being taken into the recess adjacent to the chimney breast which features a cast iron Jotul wood burning stove with red brick back, oak mantle and slate hearth. Satellite and TV aerial connection. Exposed beam. Lamp sockets. Solid oak parquet floor covering. Feature panelled wall. Arched French doors to side lead onto a private paved patio area and lawned garden which enjoys a south westerly aspect. Panelled door provides access to:

ENTRANCE HALLWAY 3.84m x 1.57m (12'7" x 5'2")

Having ceramic tiled floor covering. Exposed ceiling beams. Built-in storage cupboard with shelves, ideal for gun cabinet. Two arched windows and a wooden entrance door provide a side entrance leading off the driveway. Three panelled doors provide access to the utility room, boot room and annex.

UTILITY ROOM 2.44m x 1.67m (8'0" x 5'6")

Roll edged preparation surface with inset stainless steel sink unit having adjacent drainer and Travertine tiled splashback with Shaker style base cupboard beneath. Range of complementary wall mounted cupboards and a full length cupboard. Two appliance spaces, one having plumbing suitable for an automatic washing machine and a second ideal for a tumble dryer. Ceramic tiled floor covering. Trap door access to roof space. Arched window to side.

BOOT ROOM 1.66m x 1.59m (5'5" x 5'3")

Having ceramic tiled floor covering. Power and lighting. Arched window to side.

ANNEX

A flexible space with the benefit of it's own external door as well as access to the main house.

BEDROOM FOUR 4.03m x 3.38m (13'3" x 11'1")

Exposed beam. Spot lights. Three arched windows to front aspect and a fourth arched window to rear. Panelled door provides access to:

INNER HALLWAY 3.69m x 1.73m (12'1" x 5'8")

Built-in wardrobe with hanging rail and cupboards above. Windows to front aspect. Two panelled doors provide access to the shower room and ground floor bedroom five

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respectively.

SHOWER ROOM 2.67m x 1.29m (8'9" x 4'3")

Being part tiled and a having a suite comprising of a marble sink unit with feature chromed mixer tap, boxed low level WC and walk-in shower cubicle with chromed shower above. Spot lights. Electric extractor fan. Ceramic tiled floor covering. Chromed ladder style heated towel rail.

BEDROOM FIVE 2.77m x 2.65m extending to 4.24m (9'1" x 8'8" extending to 13'11")

Note this is an irregular shaped room having a side **LOBBY AREA 1.5m x 1.9m (4'11" x 6'3")**. Feature exposed red brick wall. Spot lights. Trap door access to roof space. Window and door leading out onto the courtyard to the front aspect.

FIRST FLOOR

FEATURE SEMI-GALLERIED LANDING

Having a continuation of the handrail, balusters and newel post. Arched window to rear. Corridor landing leading off. Trap door access to roof space having drop down aluminium ladder providing access to a fully boarded roof space with light. Five panelled doors provide access to a large linen / airing cupboard, bedroom one, bedroom two, bedroom three and the bathroom respectively.

LARGE LINEN / AIRING CUPBOARD 1.78m x 0.85m (5'10" x 2'9")

Having a range of linen shelving. Large hot water cylinder.

PRINCIPAL BEDROOM SUITE 4.74m x 3.49m (15'7" x 11'5")

Feature ceiling beam. Arched window to front with views over adjoining countryside. Panelled door provides access to a large en-suite with shower. Furthermore an archway leads into the:

DRESSING ROOM AREA 3.96m x 2.18m (13'0" x 7'2")

Having a range of fitted wardrobes with panelled doors having hanging rails and cupboards over. Spot lights. Arched window to front with views over adjoining countryside.

LARGE-EN-SUITE BATHROOM 4.73m x 1.67m (15'6" x 5'6")

Being part tiled and having a white suite comprising twin period styled pedestal wash hand basins with chrome taps, low level WC and bath with chromed mixer tap / hand held shower. Large walk-in shower cubicle with dual chromed shower. Two ladder style chromed heated towel rails. Ceramic tiled floor covering. Electric shaver point. Electric extractor fan. Arched window to rear.

BEDROOM TWO 5.27m x 3.81m (17'3" x 12'6")

Having wardrobes built into a recessed area not included within the measurements having panelled doors hanging rails. High ceiling with exposed timber purlins. TV aerial connection. Arched window to front and rear with feature arched French doors to side with cast iron Romeo & Juliette balcony.

BEDROOM THREE 4.62m x 2.20m (15'2" x 7'3")

Note the latter measurement being taken into the recess and the full depth of the built-in wardrobes with hanging rail and cupboards above. Arched window to front.

BATHROOM 4.61m x 1.81m (15'1" x 5'11")

Being part tiled and having a suite comprising of a marble sink unit with feature chromed mixer tap, boxed low level WC and bath with central chromed mixer tap and pencil hand held shower. Walk-in shower cubicle with chromed shower over. Recessed spot lights. Electric extractor fan. Ceramic tiled floor covering. Period styled chromed heated towel rail. Arched window to front.

OUTSIDE

The driveway is located to the rear of the property with wrought iron gates leading onto a large block paved driveway providing ample off street parking for four / five vehicles and access to the garage. On the driveway there is a cold water tap, electric point and a large wood store with shingle tiled roof. This area gives way to three lawned gardens with flowering and herbaceous borders and two block paved patios areas. Furthermore the garden is enclosed by feature red brick walling.

Additionally there is a second area of garden which is accessed off the dining room, which comprises of a stone paved patio area, lawned garden and flowering and herbaceous borders enclosed by established hedging and having a wooden service gate to front. Cold water tap and power. External floor mounted oil fired Worcester boiler (2018) which provides domestic hot water and services the central heating system.

There is a mobile-app operated security camera system around the entire property. The courtyard and gardens feature attractive wall uplighters.

GARAGE 3.97m x 4.79m (13'0" x 15'9")

Having twin wooden doors to front. Power and lighting. Cold water tap. Trap door access to a useful storage area within the roof space having drop down wooden ladder and light.

COUNCIL TAX BAND

Derbyshire Dales - Tax Band G

DIRECTIONAL NOTE

The approach from our Ashbourne office is via the Belper Road (A517) follow this road leaving Ashbourne and proceeding into open countryside eventually taking the turning on the right as sign posted for Bradley into Yew Tree Lane. Proceed along this road passing through the village eventually bearing to the left hand side into Pinfold Lane, continue long this road where the property will eventually located on the left hand side as denoted by our "for sale" board.

VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne Office 01335 345460 (AT/JO)



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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