



Old Hay Barn, Sheldon

Bakewell, DE45 1QS

A glazed stable door opens to the dining room with stone flagged flooring, high ceilings and staircase to the first floor. The sitting room is a dual aspect room with large barn style window and French window opening to the garden. The room features solid wood flooring and a stone-built fireplace. The farmhouse style kitchen has stone flagged flooring and three sets of glazed stable doors opening to the front and rear. The kitchen has a range of solid wood units with Butler sink and space for washing machine and fridge freezer. An Aga with adjoining hotplate is set within a chimney breast and there is space for a family sized dining table and chairs.

Stairs rise to the first-floor landing with latched doors to all rooms. The master bedroom is a spacious double bedroom with barn style windows and lovely views across the garden. The adjoining en-suite bathroom comprises low flush WC, wash basin and bath with shower over. Bedroom two is a large double bedroom with rear facing aspect and Bedroom three is a further double bedroom with front facing aspect. A spacious family bathroom comprises roll top bath, pedestal wash basin, low flush WC and walk in shower enclosure.



- Three bedroomed converted barn in the village of Sheldon
- Picturesque village location with excellent off-road parking
- Farmhouse kitchen with Aga
- Potential to reconfigure to add a further bedroom
- Charming garden and further paddock extending to around 1.6 acres.
- Sitting room with French windows to the garden
- Master bedroom with en-suite
- Separate detached stone barn/garage and home office
- Dining room
- Family bathroom



Outside

To the front of the property there is gated access to a driveway providing parking and turning space. There is also access to the adjoining paddock and rear garden

Stone built barn & Home Office

To the rear of the property is a stone built converted barn with vaulted ceilings, currently used a garage. Solid wood double doors open to barn with workshop and large first floor mezzanine area, ideal for storage.

To the rear of the barn is a home office with desk space and rear facing window. There is a cloakroom/WC and wash basin. There is potential to convert the barn to ancillary/ letting accommodation, subject to planning permission.

Garden

To the rear of the property is a walled garden laid to lawn with mature trees and patio area.

From the paddock there are exceptional views towards Longstone Edge and Kinder Scout. The boundaries defined by dry stone walling with a cobbled area fronting the barn and gated access from the lane.

Services

Oil fired central heating, mains drainage
Tenure: Freehold. Council Tax Band G



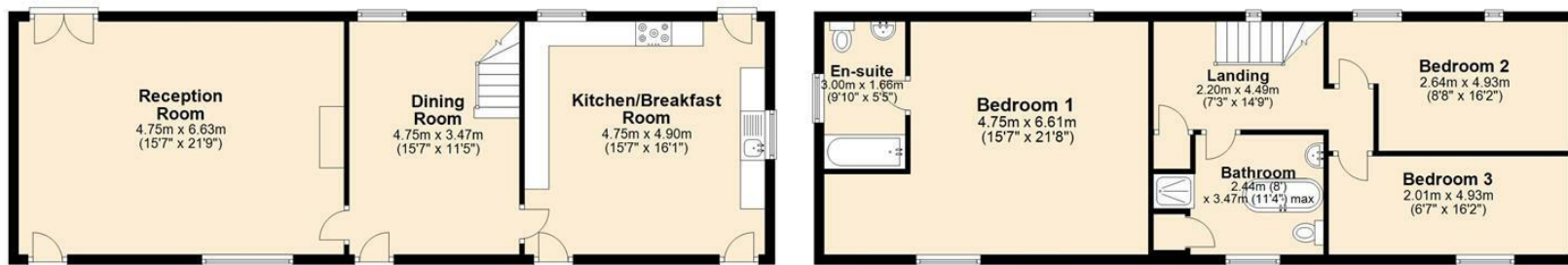




Ground Floor
Approx. 132.4 sq. metres (1425.6 sq. feet)



First Floor
Approx. 72.2 sq. metres (777.1 sq. feet)



Total area: approx. 204.6 sq. metres (2202.7 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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