

Manor Barn

Waldley Lane, Doveridge, Ashbourne, DE6 5LR

John
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£725,000

Extremely attractive Grade II listed barn conversion with sympathetically extended accommodation, combining retained features with modern living specification, occupying an enclosed plot extending to approx. 0.41 acre in total in the highly regarded and sought-after, rural yet convenient area.

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Highly suitable for a variety of potential buyers, whether looking to move up or down the property ladder, for something in a peaceful countryside setting, or for a versatile property with scope to work from home. Internal inspection and consideration of the special detached barn conversion is highly recommended. The property is Grade II listed and retains its original beams. In 2021, the home was thoughtfully restored and extended to create a generously proportioned residence, finished to a high standard and featuring a stunning open-plan living, dining, and kitchen area. Occupying an enclosed plot adjacent to fields and extending to approximately 0.41 acre in total, offering off-road parking for numerous vehicles plus a detached double garage with an adaptable room above, which has lapsed planning permission for two roof/sky lights.

Situated in the highly sought-after rural hamlet of Waldley, this property enjoys a convenient location between the well-regarded villages of Marston Montgomery, Doveridge, and Rocester, all offering a good range of local amenities. The nearby market towns of Uttoxeter and Ashbourne provide a broader selection of facilities, while excellent transport links via the A50 dual carriageway offer easy access to the M1 and M6 motorways, as well as the cities of Derby and Stoke-on-Trent.

Accommodation

Wide glazed double doors and sidelights open to the extremely welcoming reception hall, providing a light and airy introduction to the home, with a feature woodgrain effect ceramic tiled floor and underfloor heating, a timber staircase with glazed balustrades rising to the first floor, and light oak doors leading to the ground floor accommodation and the fitted guest cloakroom/WC.

The generously sized, dual aspect lounge includes two full height windows to the side, a feature heavily beamed ceiling, a useful understairs cupboard and oak flooring.

On the opposite side of the hall is the real hub of the home - the triple aspect kitchen, which provides ample space for both dining and soft seating, immersed in natural light, predominantly from the wide arched windows to the front elevation, and also features the same lovely floor tiles as the reception hall. There is a wide range of base and eye level units with a matching island incorporating a breakfast bar, fitted timber work surfaces with an inset Belfast style ceramic sink unit set below one the two rear facing windows overlooking fields, a fitted hob with an extractor over, built-in double electric oven, and integrated appliances including a dishwasher, full height fridge and separate freezer.

Completing the ground floor space is the utility room, which has a part glazed stable style door to the outside entertaining area, a fitted worktop with an inset sink unit, plumbing for a washing machine and a built-in storage cupboard housing the central heating boiler.

To the first floor, the split landing has a rear facing window providing natural light, and light oak doors leading to the four excellently sized bedrooms, three of which can easily accommodate a double bed and have dual aspect windows providing ample natural light. The spacious master bedroom benefits from both a walk-in wardrobe and a fitted ensuite shower room, having a white three-piece suite with complementary tiled splashbacks. Finally, there is the superior family bathroom, having a modern white four-piece suite, incorporating both a deep standalone bath and a separate double shower cubicle.

Outside

The property sits in the far corner of a delightful, enclosed plot which extends to approximately 0.41 acre in total, having a lovely, paved patio to the rear providing a pleasant seating and entertaining area, and a large lawn to the side, which overlooks the adjoining fields, providing a blank canvas to landscape as you wish. A right of access from Waldley Lane leads to a timber five bar gate opening to the large gravelled driveway, which provides off road parking for multiple vehicles. This gives access to the detached double garage, which has two sets of timber double doors, power points and light, and an external staircase rising to the adaptable home office/games room, also having power (expired planning permission for the installation of two skylights).

What3words: ///blossom.guests.printing

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Agents notes: There is no mains gas.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Large driveway & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Private water treatment plant.

Heating: LPG central heating system

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derbyshiredales.gov.uk

Our Ref: JGA/16102025

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

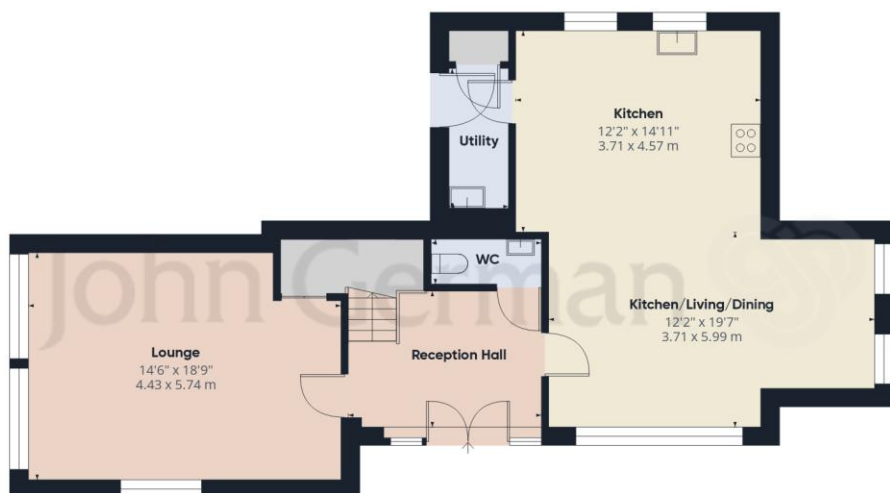




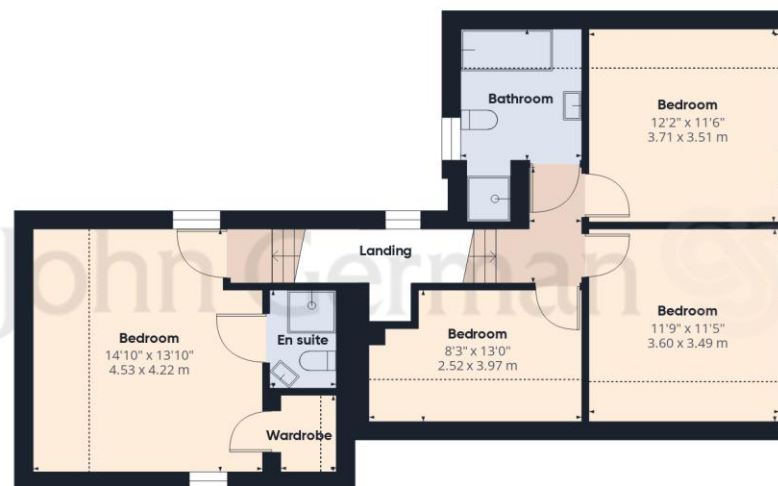








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

2165 ft²

201.1 m²

Reduced headroom

250 ft²

23.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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