





**** FULLY MODERNISED FOUR BEDROOM
CHARACTER BARN CONVERSION OFFERING
MODERN LIVING ****

Charming detached house located in the picturesque village of Thorpe, Ashbourne. Perfectly positioned offering stunning views over the countryside and briefly comprising a porch and entrance hall, dining room open through to the lounge with corner bi-fold doors onto the garden and overlooking the rolling hills of Derbyshire. Fitted kitchen with Aga, utility room & guest cloakroom. Two ground floor bedrooms and shower room and two first floor bedrooms and bathroom. Master bedroom with bi-fold doors onto a beautiful balcony with amazing views. Ample parking to the front, double garage with electric door, enclosed well established and mature garden.

Whether you are looking for a peaceful retreat away from the hustle and bustle of city life or a place to raise a family surrounded by nature, this property offers the best of both worlds. Don't miss out on the opportunity to make this beautiful house your new home in the heart of the English countryside.



PORCH

Entrance door into the porch with a tiled floor and a solid oak door into the hall.

HALLWAY

Two radiator, under stairs storage cupboards, oak and glass stairs case to the first floor and solid oak internal doors to -

DINING ROOM

Upvc double glazed windows, radiator and open through to the lounge.

LOUNGE

Features a fireplace with a multi fuel log burner and a stone surround and hearth, radiator and corner bi-fold doors onto the garden. Stunning views over the garden and countryside.

KITCHEN

Fitted units with granite work surfaces and a Belfast sink unit with Insinkerator boiler mixer tap. Electric AGA cooker set in an alcove, integrated dishwasher and fridge, two upvc double glazed windows and a tiled floor with under floor heating.

UTILITY ROOM & WC

Refitted utility room with storage cupboards, space for an American fridge freezer, double cupboard housing the washing machine and an ample storage space above. Low flush wc, vanity sink unit with wash hand basin and storage under, fully tiled walls and floor with under floor heating. Upvc double glazed window.



BEDROOM

Newly fitted wardrobes with fitted lights, hanging and shelves. Radiator and three upvc double glazed windows all overlooking the garden.

BEDROOM

Upvc double glazed window and a radiator.







SHOWER ROOM

Walk-in shower with rainfall shower head and hand held shower, low flush wc, wash hand basin, heated towel radiator, upvc double glazed window. Onyx stone tops with under lighting, tiled floor with under floor heating.

FIRST FLOOR LANDING

Upvc double glazed window and solid oak internal doors to -

MASTER BEDROOM

Dressing area with recently fitted wardrobes offering hanging and shelves. Open through to the bedroom with matching bedside drawers, radiator and bi-fold doors onto a balcony with the most amazing views of the garden and countryside.

BEDROOM

Recently fitted wardrobes offering hanging and shelves, walk in storage cupboard, radiator and upvc double glazed window.

BATHROOM

Bath with a fitted hand held shower, low flush wc, vanity sink unit with wash hand basin and storage under. Upvc double glazed window, heated towel radiator, tiled floor with under floor heating and an airing cupboard.

OUTSIDE

Ample parking for a number of vehicles to the front. Electric roller door into to the double garage with power and lights.

Enclosed rear garden offering a good size lawn with well established and mature borders, plants and shrubs. Indian stone paved seating areas, summer house with power and lights. Stunning views over the Derbyshire Dales from the rear garden.













Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



A PVC garden room with double glazed windows offers a stylish and functional space that seamlessly integrates with your garden. Constructed with a durable PVC frame and large, energy-efficient UPVC windows, this room provides ample natural light and excellent insulation, showcasing stunning garden views. Equipped with a dedicated power supply, the room is perfect for a home office, providing a serene and productive environment. Whether used as a workspace, a relaxation retreat, or an entertainment area, this versatile garden room enhances your living experience, combining practicality and leisure while keeping you connected to nature.



Approximate total areath

140.37 m²

1510.93 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

51.39 m²
553.16 ft²

Reduced headroom

2.35 m²
25.3 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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