





Welcome to this exquisite barn conversion located on a working farm surrounded by countryside in Sturston, Ashbourne. This property boasts character and charm, set in an exclusive mews that exudes a picturesque ambiance.

This is a rare opportunity to purchase an immaculately presented and maintained three bedroom barn conversion on the edge of the historic Market town, Ashbourne.

In brief the property offers an entrance hall and guest cloakroom, sitting room with picture windows onto the garden and a feature exposed brick fireplace and log burner. Bespoke kitchen diner with inglenook and Aga. The first floor offers a landing with ample space for the fitted wardrobes, three good size bedrooms all with original beams and a re-fitted shower room.

Outside, the property features beautifully landscaped gardens, ideal for enjoying the tranquillity of the surroundings. Additionally, a double garage provides convenient parking and storage options.

If you are looking for a home that seamlessly blends modern amenities with historic charm, this stunning barn conversion is the perfect choice. Don't miss the opportunity to own a piece of countryside paradise in Sturston, Ashbourne.



HALL

Entrance stable door into the hall, exposed brick and beams, stone flagged floor, radiator, stairs to the first floor, under stairs storage cupboard and doors to -

CLOAKROOM

Low flush wc, wash hand basin and stone flagged floor.

SITTING ROOM

Feature exposed brick fireplace with log burner, exposed brick feature wall and beams, two radiators and picture window onto the garden.

FARMHOUSE STYLE BREAKFAST KITCHEN

Bespoke hand made kitchen with cupboards and drawers, Belfast sink and oak wood surfaces. Exposed brick inglenook with inset Sandyford Range incorporating back boiler for the domestic hot water and central heating system. Plumbing and space for a washing machine and dishwasher, space for an American fridge freezer. Picture window to the side, window to the front and a stable door onto the garden, stone flagged floor and a radiator.

FIRST FLOOR LANDING

Dressing area with fitted wardrobes, sky light window, radiator, storage cupboards and doors to -

BEDROOM 1

Impressive master bedroom with exposed ceiling timbers and trusses, two windows, two radiators and eaves storage cupboards.



BEDROOM 2

Built in wardrobes, radiator, exposed timbers and a large round window overlooking the valley and shared gardens.

BEDROOM 3

Exposed beamed ceiling, radiator and window.

SHOWER ROOM

Re-fitted to a high specification offering a walk-in shower with rainfall shower and hand held shower, low flush wc, wash hand basin, chrome heated towel radiator, window and exposed beams.







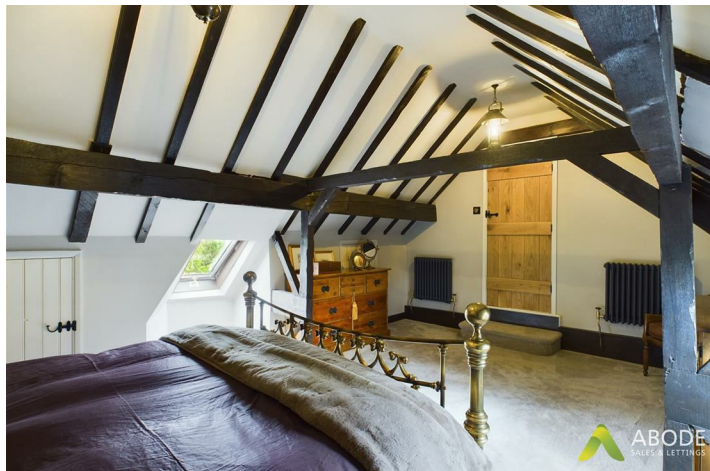
DOUBLE GARAGE

Outwards doors, personal door onto the garden, power and lights.

OUTSIDE

Rear and side gates giving access into the enclosed rear garden, offering a well maintained lawn with mature borders, plants and shrubs, raised block paved patio area. There is a delightful front lawned garden maintained and used by the residents front the gardens.

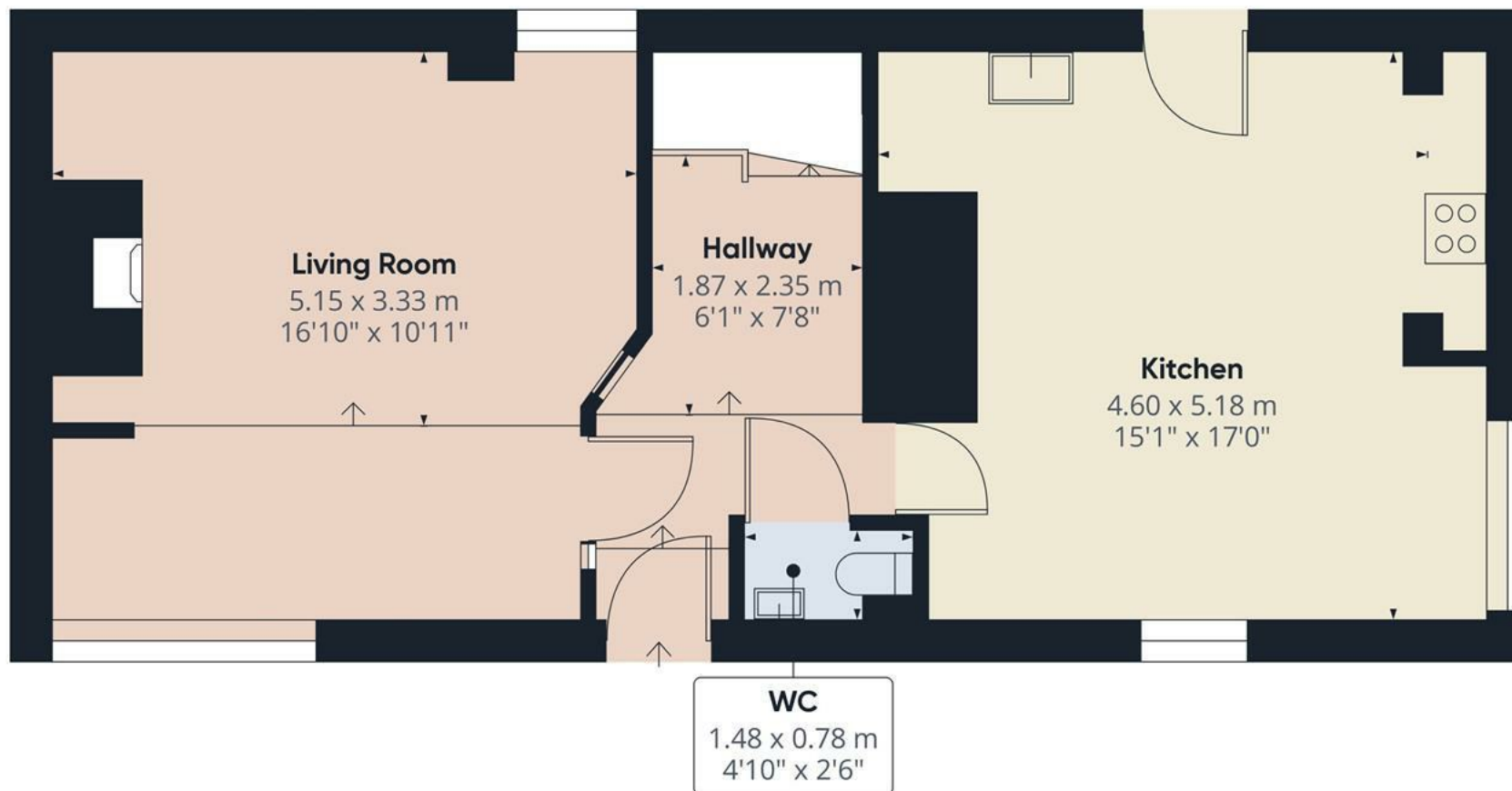












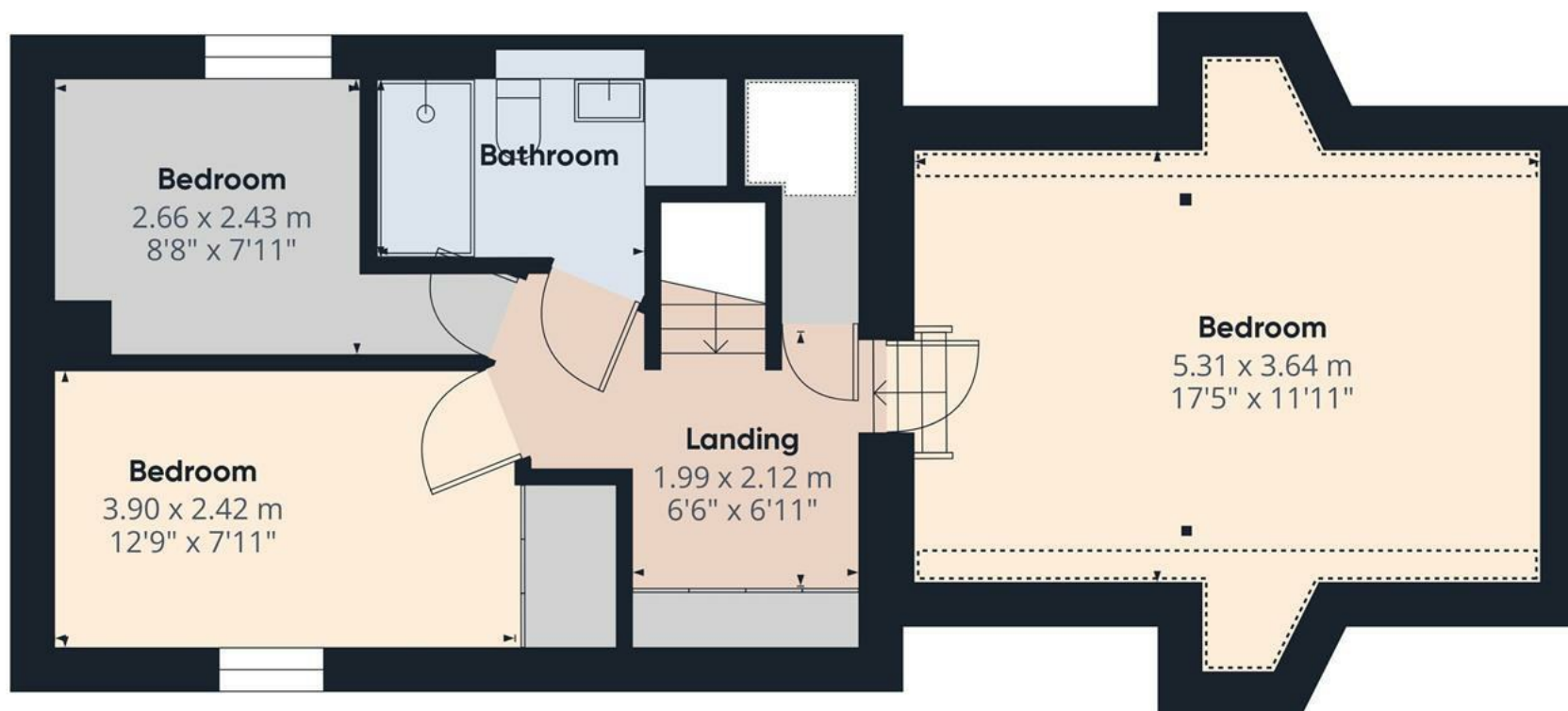
Approximate total area⁽¹⁾
59.74 m²
642.99 ft²

(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



Approximate total area⁽¹⁾

49.96 m²
537.76 ft²

Reduced headroom

4.15 m²
44.72 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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Floor 1

