



Curlew Barn Aldwark

Curlew Barn, Aldwark, Matlock, Derbyshire, DE4 4HX

An impressive four double bedroom, Grade II listed barn conversion, converted to an incredibly high standard. Settled in Derbyshire countryside, Curlew Barn benefits from a 0.6 acre paddock and far reaching views.

GUIDE PRICE: **£665,000**

Location:

The property is situated in a rural location outside of the village of Aldwark.

Aldwark is a desirable village nestled in scenic countryside, being nearby to the Peak District National Park's crown Jewels of Bakewell (20 minutes), the attractive Market Town having a range of Amenities, the incredibly desirable Chatsworth house lies just 25 minutes away and provides tourism appeal. The High Peak trail a mere 1 mile away providing attractive walks, cycling and hacking.

Slightly further afield is Carsington Water, an attractive location offering a variety of watersports, fishing, and boating.

Aldwark provides a central location for a variety of outdoor pursuits, meanwhile offering the genuine serenity of Derbyshire Dales rural countryside.

Directions:

From the Newhaven, take the A5012 towards Matlock and follow the road through Pikehall and then take the second right hand turning at the crossroads towards Longcliffe. Follow the road around the right hand bend and then around the sharp left hand turning and after a short distance, the property will be found shortly on the left hand side.

Description:

The property offers a wonderful opportunity to purchase a spacious barn conversion with lovely views, with a generous garden, double garage, parking for multiple vehicles and small paddock extending to approximately 0.6 acres excellent for those have smallholding interests. The barn has been converted to a high standard over two stories, but retains the character features of the barn, providing an exceptional family home or holiday cottage.



Ground Floor:

Providing spacious, flexible living accommodation the ground floor hosts a modern, high quality Dining Kitchen with integrated appliances, the room provides ample space for entertaining and has been designed to a high standard.

Adjoining the Kitchen is a Utility Room, with worktop space, airing cupboard and Downstairs W/C.

A Large Dining Room with rear and front aspect window and doors, tiled flooring, under stair storage, the room offers flexible uses and has been used by the current owners as an Office, Dining Room and further Entertaining Space.

The Living Room has front and rear aspect, attractive fireplace with stone hearth, surround and multifuel stove.



First Floor:

With Four Double Bedrooms, two with ensuites the first floor offers attractive living space, the accommodation is light and spacious providing comfortable living.

Throughout there are character features, exposed stone and timber beams create a characterful and charming space, which would be sought after by all buyers.

One of the bedrooms can be accessed separately via a stone staircase outside, which could benefit the owner by offering independence to a family member.

There is ample flexibility in the First Floor and the Bedrooms can be configured as they are currently, or as Office space, Dressing Room or Play Room depending on the owners needs.



Services:

The property has the benefit of mains electricity, water and telephone. The central heating system is a condensing boiler, with underfloor heating on the ground floor and radiators on the first floor. Drainage is to its own Sewage Treatment Plant.

Fixtures and Fittings:

Only those referred to in these particulars are included.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefits of the rights of way, wayleaves and easements that may exist whether or not defined in these particulars.

Tenure & Possession:

The property is sold freehold with vacant possession granted upon completion.

Local Authority:

Derbyshire Dales District Council, Matlock.

Council Tax Band – F**EPC Rating – D****Viewings:**

Strictly by appointment through the selling agents at the Bakewell Office 01629 812777.

Method of Sale

This property is offered by way of private treaty.

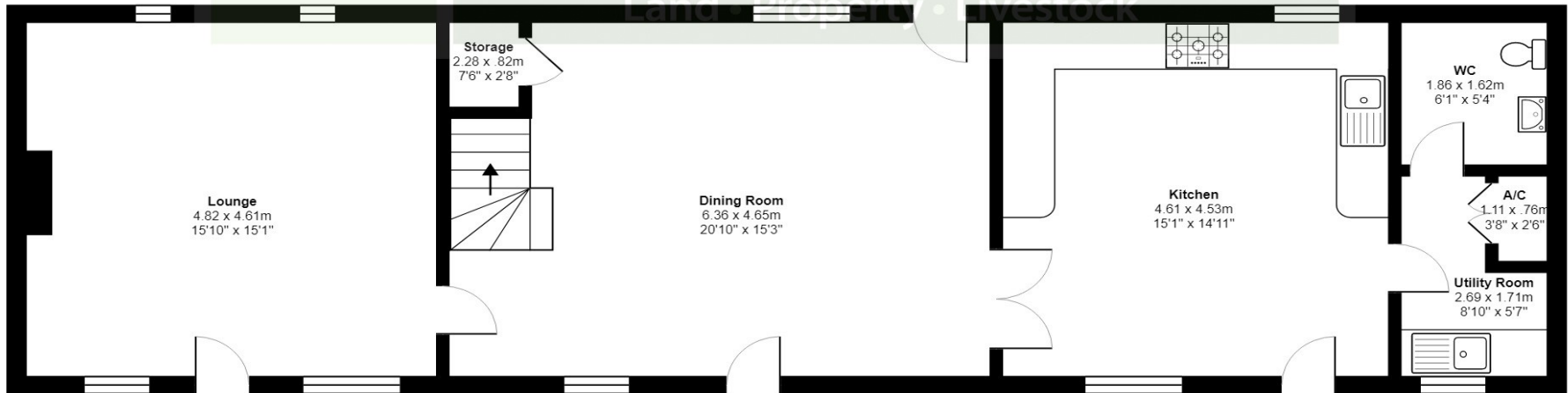
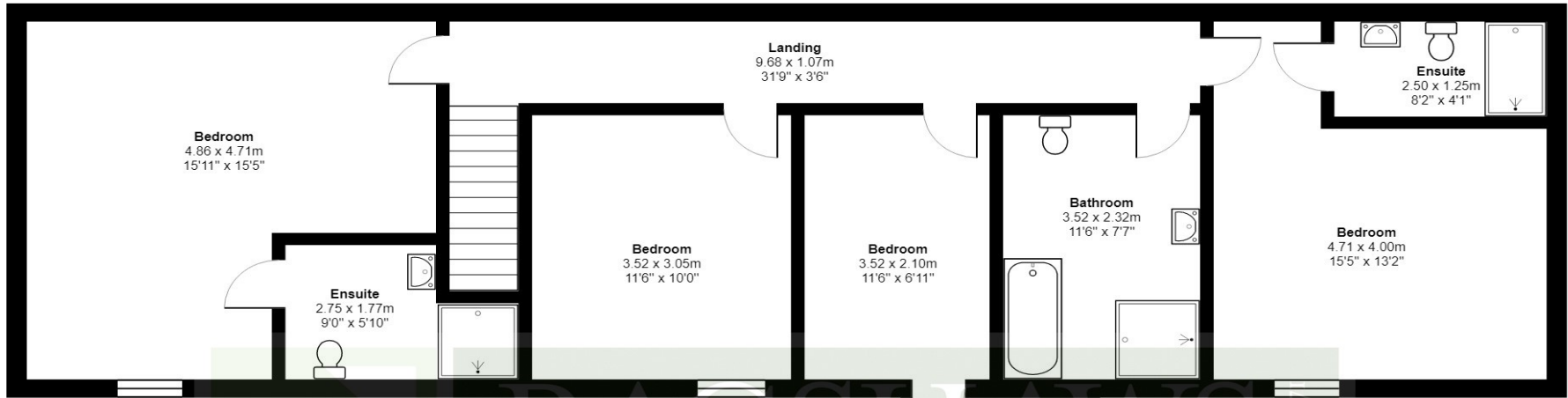
Broadband

The property is connected through Starlink providing “super fast” internet speeds that will fit any prospective purchasers requirement.









Ground Floor

All measurements are approximate and for display purposes only



326.0m



Track

Tithe Farm

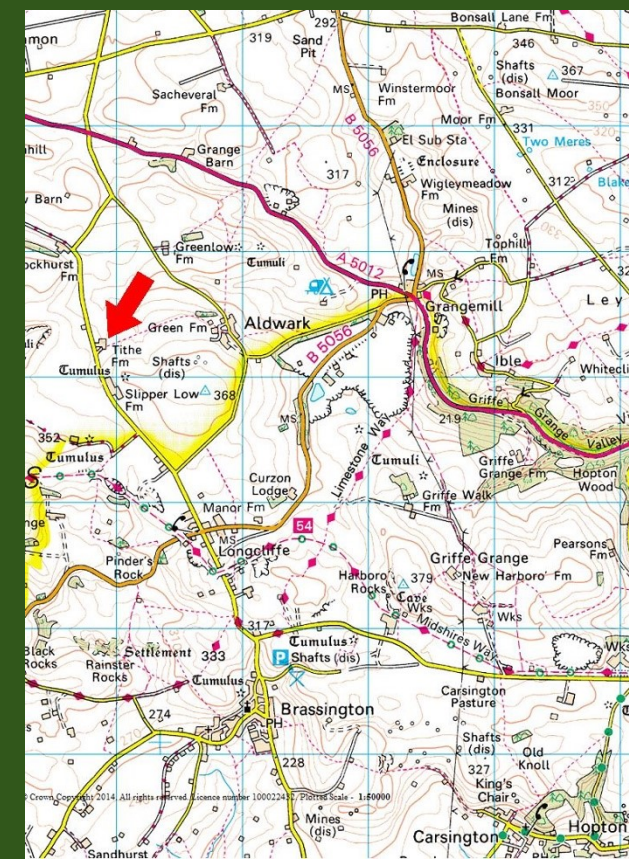
The Beeches

328.0m



0m 10m 20m 30m

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Agents Note;
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The Property Ombudsman
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