



HOPKINS & DAINTY

ESTATE AGENTS



Blackfordby Lane, Swadlincote, DE12 6EZ

£675,000

****OPEN 7 DAYS**** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this stunning FOUR DOUBLE BEDROOM, FOUR BATHROOM, barn conversion, idyllically sat at the edge of the delightful rural village of Blackfordby enjoying far reaching open views over the rolling countryside yet within easy reach of the thriving market town of Ashby de la Zouch. The barn was converted in 2019 by renowned developers Charnwood Houses Ltd under the architect supervision of David Granger Architectural Design of Ashby, to an exceptionally high standard offering many vaulted ceilings in turn providing light, spacious and contemporary accommodation. In brief the double glazed and gas centrally heated accommodation has to offer: Entrance hall, study, lounge, large open plan kitchen/diner/living room, utility room, four bedrooms, all with en-suite shower/bathrooms, two bedrooms having walk-in dressing areas and three bedrooms having fitted wardrobes. Outside there are two stylish courtyards plus a large rear patio and lawn. There is a parking space located next to the property and a garage with further parking located close by. A fabulous and meticulously maintained and presented property that has to be seen to be fully appreciated. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hall



Open plan Kitchen/dining room/living room 29'7" max x 16'3" max (9.03 max x 4.97 max)



Study



Fitted with a range of wall and base units, Quartz working surfaces with matching upstand, inset sink unit, integrated dishwasher, integrated fridge/freezer, fitted SMEG oven with extractor hood over, spotlights to ceiling, tiled floor with underfloor heating, exposed ceiling beam, window to the rear, double opening French doors to the rear opening out onto the rear garden.

Utility room 6'5" x 6'2" (1.97 x 1.89)



Lounge 20'4" x 15'7" (6.22 x 4.77)



Fitted with a range of matching cupboards, fitted Quartz working surface with appliance space beneath, tiled flooring with underfloor heating, window to the rear, door to the rear, spotlights to ceiling.

Hallway leading to:

A fabulous vaulted ceiling with feature exposed timber trusses, underfloor heating, stairs off to the first floor, window to the side, door to the side leading to the side courtyard.

Bedroom 4 11'6" x 8'3" (3.51 x 2.54)



With exposed ceiling truss, fitted double wardrobe, window to the side, underfloor heating, spotlights to ceiling, door to:

Shower room/guest W.C

Bedroom 2 15'10" x 10'6" (4.83 x 3.22)



With exposed ceiling trusses, window to the side, underfloor heating, door to:

Walk-in dressing room 7'10" x 5'8" (2.40 x 1.75)

With window to the rear, underfloor heating.

En-suite shower room



Fitted with a walk in shower, suspended W.C with concealed cistern, vanity unit with inset wash hand basin, partially tiled walls, tiled flooring with underfloor heating, heated towel rail, spotlights to ceiling.



With walk in shower unit, suspended vanity unit with inset wash hand basin, W.C with concealed cistern, partially tiled walls, tiled flooring with underfloor heating, heated towel rail, spotlights to ceiling, window to the rear.

The first floor landing

With radiator and walk in linen cupboard.

Bedroom 1 14'7" to fitted wardrobes x 9'4" (4.47 to fitted wardrobes x 2.86)



With a range of fitted wardrobes, radiator, window to the rear, spotlights to ceiling.

Walk-in dressing area



With fitted wardrobe, skylight to ceiling, radiator, door to:

En-suite bathroom



Fitted with a four piece suite comprising: panelled bath, walk in shower cubicle, suspended W.C with concealed

cistern, suspended vanity unit with inset wash hand basin, exposed ceiling truss, partially tiled walls, tiled flooring, heated towel rail, spotlights to ceiling.

Bedroom 3 13'5" x 8'5" (4.11 x 2.58)



With fitted wardrobe, window to the rear, radiator, spotlights to ceiling, door to:

En-suite shower room



With walk in shower cubicle, suspended W.C with concealed cistern, vanity unit with inset wash hand basin, partially tiled walls, tiled flooring, heated towel rail, spotlights to ceiling.

Outside



Externally the property is approached over a shared private, gravelled driveway leading to block brick hard

standing that provides off road parking. In addition there is also an oversized garage. To the rear of the property is a delightful south-westerly facing rear garden with a generous patio area, ideal for outdoor entertaining. There are also two additional private courtyards that make the perfect space for seating and make the most of both daytime and early evening sun.

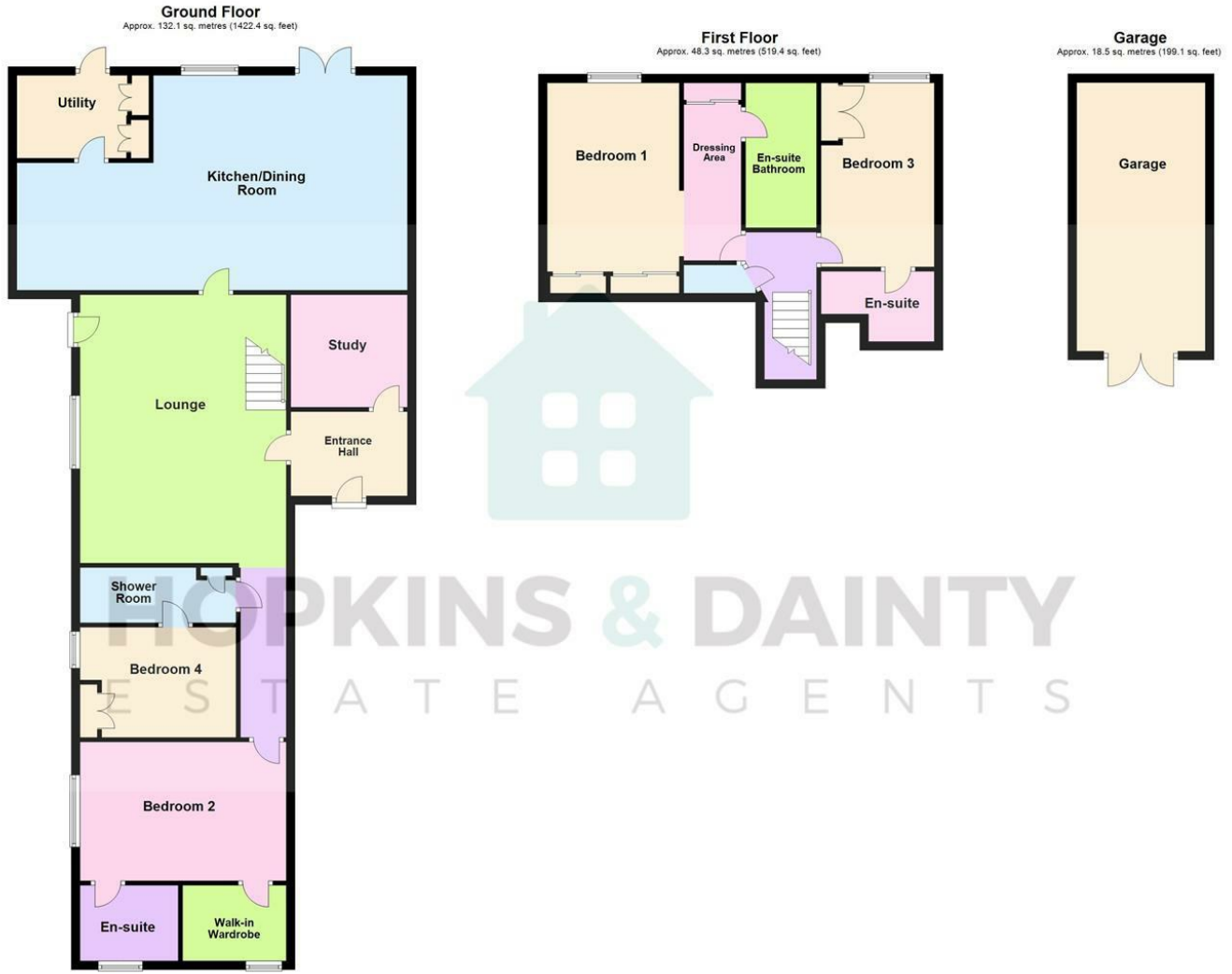
Garage 20'3" x 9'8" (6.18 x 2.97)

With double opening doors, power and light.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

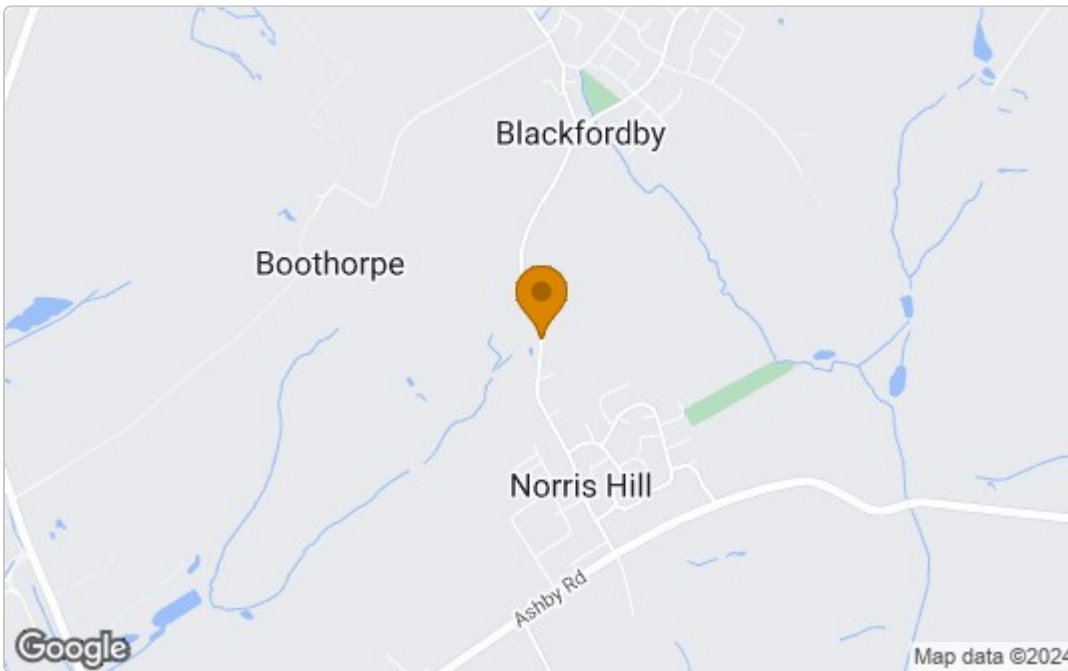
Floor Plan



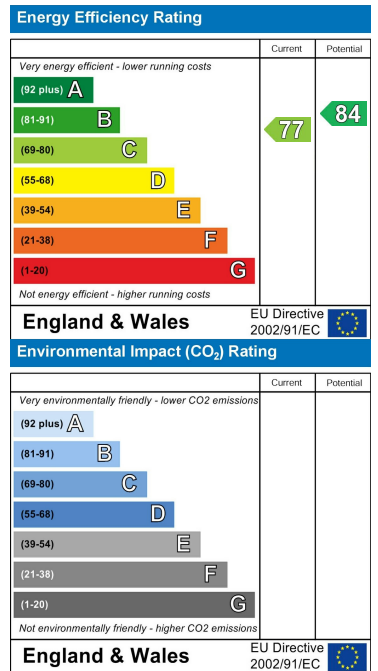
Total area: approx. 198.9 sq. metres (2140.8 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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