



## 5 Bed Barn Conversion

East Barn, Yew Tree Farm Woodside, Morley, Derbyshire DE7 6DG  
Offers Around £699,950 Freehold



5



3



3



C

**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)



- Beautiful Barn Conversion of Style and Character – 2 358 sq. ft
- Lovely Countryside Views
- Exclusive Private Courtyard Development
- Gas Central Heating & Aluminium Double Glazing
- Lounge, Dining Room & Garden Room
- Superbly Appointed Kitchen/Diner
- Five/Six ( Study ) Bedrooms
- Very Attractive Landscaped Garden
- Allocated Car Parking Spaces
- Beautifully Presented Throughout – Viewing Essential

This stunning barn conversion offers a unique blend of modern living and rustic charm. Spanning an impressive 2,358 square feet, the property boasts three spacious reception rooms, perfect for entertaining guests or enjoying quiet family time. With five well-appointed bedrooms and three bathrooms, this home provides ample space for both relaxation and privacy.

Situated within an exclusive private courtyard development, this property is highly sought after, making it a rare find in the area. The beautifully landscaped garden enhances the appeal of the home, offering a serene outdoor space to unwind and enjoy the pleasant views across the valley and beyond.

For those with vehicles, the property includes parking for up to three cars, ensuring convenience for residents and visitors alike. This barn conversion not only exemplifies exquisite design but also provides a comfortable and inviting atmosphere, making it an ideal choice for families or those seeking a peaceful retreat.

In summary, this exceptional property in East Barn, Woodside, is a perfect blend of elegance and functionality, set in a picturesque location that is sure to captivate any prospective buyer.

#### The Location

Yew Tree Farm is a particularly sought after area in Morley and in turn approximately 2 miles from the village of Breadsall which is 3 miles from Derby city centre. Excellent local leisure facilities close by include Breadsall Priory with its leisure facility and golf course and there are additional golf courses at Morley Hayes and Horsley Lodge. The village also has the benefit of a reputable primary school and village inns. Private education include Trent college, The Old Vicarage, Derby High School and Derby Grammar School for boys. For those who enjoy the outdoor pursuits the nearby countryside provides some delightful scenery and walk

#### Accommodation

#### Ground Floor

### Hallway

16'1" x 8'9" (4.92 x 2.68)

With tile flooring, staircase leading to first floor, skylight window, exposed brickwork, pine skirting boards, spotlights to ceiling, cast iron style radiator, useful understairs storage cupboard providing storage and open brick archway leading into garden room.

### Cloakroom

6'9" x 2'11" (2.07 x 0.91)

With low level WC, fitted wash basin with fitted base cupboard underneath, radiator, tiled walls, tiled flooring, exposed brick wall, spotlights to ceiling, extractor fan, double glazed obscure window and internal pine panelled door.

### Lounge

26'10" x 11'5" (8.19 x 3.50)

With magnificent exposed brick chimney breast, incorporating log burning stove with raised stone hearth and large, inset oak lintel and log store, vaulted ceilings with three exposed trussed beams and one exposed principle beam, wood flooring, three period style cast iron radiators, two skylight windows, spotlights to ceiling, large featured double glazed bi-folding doors with large, triangular, matching double glazed window above opening onto landscape gardens with beautiful countryside views and internal glazed door.



### Dining Room

16'1" x 12'11" (4.91 x 3.94)

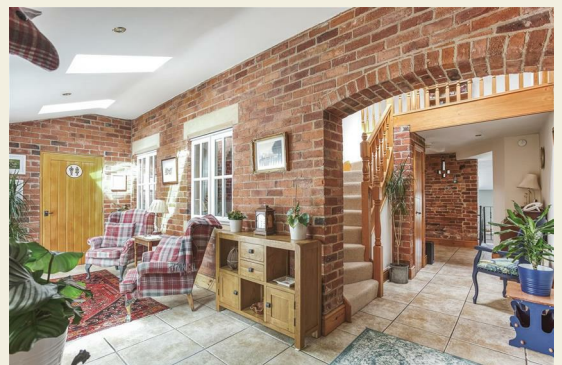
With exposed brick wall, solid wood flooring, pine skirting boards, spotlights to ceiling, cast iron style radiator, gas burning stove on a raised stone hearth, double glazed window with fitted blind and open archway leading into kitchen.



### Garden Room

20'8" x 6'10" (6.31 x 2.09)

With tile flooring, two skylight windows, exposed brickwork, two internal sealed unit, double glazed, multi-paned windows with stone lintels and sills, cast iron style radiator, double glazed window with fitted blind and double glazed door.



### Kitchen/Diner

22'4" x 9'7" (6.81 x 2.93)

With one and a half, inset, stainless steel sink unit with mixer tap, wall and base fitted units with attractive matching worktops, exposed brick chimney breast incorporating charming Rayburn cooker, corner cushioned seat with fitted base cupboards underneath, exposed brick wall, spotlights to ceiling, column style radiator, tile flooring, four stone steps with black painted wrought iron hand railings, double glazed window to side, double glazed door giving access to landscaped gardens, additional two matching double glazed windows, Samsung American style fridge/freezer with drinks dispenser (negotiable on sale) integrated dishwasher, built-in four ring induction hob, built-in electric fan assistant oven, built-in microwave combination oven, built-in microwave oven, built-in coffee machine and wine rack.



### Inner Hallway

18'11" x 17'5" x 12'4" x 7'11" x 4'1" x 3'11" (5.77 x 5.33 x 3.77 x 2.43 x 1.26 x 1.21)

With tile flooring, exposed brick walls, four radiators, spotlights to ceiling and six double glazed windows all having fitted blinds.

### Bedroom One

12'11" x 12'2" (3.96 x 3.72)

With solid wood flooring, pine skirting boards, cupboard providing the high efficiency hot water cylinder, wardrobes providing storage, radiator, double glazed window with fitted blind and internal pine panelled door.



### Bedroom Two

12'6" x 12'4" (3.83 x 3.76)

With fitted wardrobes with matching bedside cabinets, spotlights to ceiling, radiator and double glazed window with fitted blind.





### En-Suite

6'9" x 3'6" (2.06 x 1.07)

With low level WC, fitted wash basin with chrome fittings with fitted base cupboard underneath, fully tiled walls with matching tile flooring and spotlights to ceiling.



### Bedroom Three

12'7" x 12'4" (3.84 x 3.77)

With radiator, spotlights to ceiling, wardrobe negotiable on sale, double glazed window with fitted blind and internal pine panelled door.



### Bedroom Four

12'4" x 10'5" (3.76 x 3.20)

With radiator, double glazed window with fitted blind, spotlights to ceiling, access through space, exposed brick wall and internal pine panelled door.



### Bedroom Five/Study

9'6" x 8'7" (2.90 x 2.64)

With radiator, oak effect laminated flooring, spotlights to ceiling, double glazed window, exposed brick wall and internal pine panelled door.



### Family Bathroom

13'0" x 5'5" (3.97 x 1.66)

With bath with chrome mixer tap/shower attachment, twin bowl sink units both having chrome fittings with fitted base cupboards underneath, low level WC, walk-in shower with chrome fittings including shower, fully tiled walls, matching tile flooring, two radiators, spotlights to ceiling, extractor fan, two circular illuminated mirrors, double glazed obscure window with fitted blind and internal pine panelled door.



### First Floor Landing

8'10" x 8'3" (2.70 x 2.52)

With radiator, decorative beams to ceiling, spotlights to ceiling, storage into eaves, countryside views and two skylight windows.

### Bedroom Six

13'2" x 9'0" (4.03 x 2.76)

With decorative beams to ceiling, spotlights to ceiling, fitted wardrobes, fitted dressing table with mirror, fitted drawers, radiator, storage into eaves, double glazed window and internal pine panelled door.



### Landscaped Garden

Being of a major asset to the sale of this particular barn conversion is its magnificent, landscaped, thoughtfully laid out garden, enjoying delightful countryside views to the rear. The landscaped garden benefits from a very charming outside kitchen space. A bespoke dog shower with tepid water tap.



### Car Parking

Allocated car parking spaces directly in front of the property for two/three cars.





Visitors Car Parking

The development benefits from visitors car parking spaces.



Gated Entrance

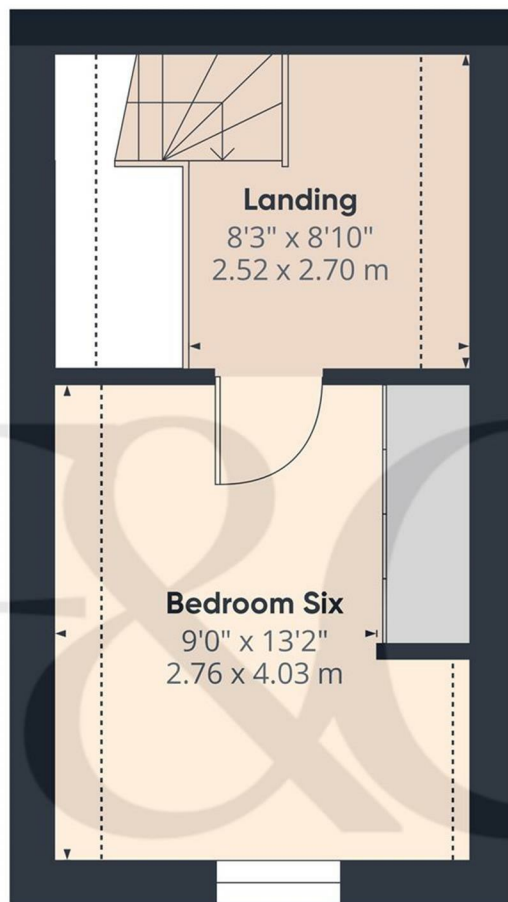
The development enjoys an electric controlled gated entrance with a sweeping horseshoe style driveway with an “in and out” system.

Council Tax Band F



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. Fletcher & Company 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.





Floor 1

**Approximate total area<sup>(1)</sup>**

211.62 ft<sup>2</sup>  
19.66 m<sup>2</sup>

**Reduced headroom**

40.26 ft<sup>2</sup>  
3.74 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Energy Efficiency Rating

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

74

79

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	