

Scropton Road
Hatton, Derby, DE65 5DT

John German





The image shows a well-lit interior space, likely a converted barn. On the left, there is a rustic stone wall with a wooden table holding a lamp with a striped shade and some decorative items. In the center, a white door is set against a light-colored wall. To the right, a wooden staircase with a light-colored carpet runner leads up. The ceiling features exposed wooden beams and a modern, starburst-style light fixture. The overall atmosphere is warm and rustic.

Scropton Road

Hatton, Derby, DE65 5DT

£925,000

Spectacular barn and separate 2 bedroom annex full of unique original features carefully worked into a this highly successful and luxurious conversion. Set on a plot extending to over half an acre to include landscaped gardens, a large private front courtyard and double garage.

This really is a one of a kind property with an extremely flexible layout that would suite a wide variety of potential buyers. The main house is a real master class in sympathetic building restoration and preservation with some really spectacular features particularly in the original brickwork that have been devery wrought into the conversion whilst not compromising the end product. This lovely warm and welcoming home has every modern convenience but with the comforting echo of times gone by. There are three very comfortable double bedrooms located in the main house with the main bedroom being located on the ground floor with its own bathroom whilst two further very generous bedrooms occupy the first floor served by a sumptuous family bathroom. There are two very cosy reception rooms plus a spectacular bespoke oak framed orangery with lantern enjoying uninterrupted views of the garden and a well appointed kitchen.

The purpose built annex is an excellent detached two double bedroomed bungalow with lounge, full kitchen and a modern shower room, it also has its own fully enclosed garden. This really would make an extremely comfortable home for anyone looking for multi generational living or as now as a second income stream.

The Barn

Step through the solid oak entrance door and across the threshold into an impressive main entrance hall with a galleried landing, exposed beams and stairs rising to the first floor set to an exposed brick backdrop. Kamdean flooring runs off to the ground floor living spaces.

Starting with the main living room that has double aspect windows, a partially exposed brick feature wall, oak ceiling beams and a gas stove.

On the opposite side of the entrance hall is a lovely dining room with its own glazed entrance door opening out onto the garden, a cast-iron log burner and a beamed ceiling. The real features of this room however are the two ovalish openings originally there to allow light and airflow through the barn for livestock, they provide a line of sight through to the kitchen so if you are cooking and hosting dinner you can still be very much part of the party.

The kitchen itself is fitted with a comprehensive range of base and eye level units with plenty of granite worktops space a stainless steel one and half bowl sink unit with mixer tap, tiled splashbacks, built-in double oven, gas hob with extractor hood over and integrated dishwasher plus spaces provided for a washing machine, fridge freezer and tumble dryer. The kitchen has a high sloping ceiling with beams, double aspect windows with views over the gardens and is open plan to the garden room.

The bespoke orangery is a spectacular oak structure with full height windows and a central lantern skylight the original outer wall is left exposed really showcasing the lovely original brick work and adding a lovely warm rustic feel. The room is heated by a very realistic log burner effect top of the range gas stove and has a wall-art feature radiator.

On the first floor stairs lead to a spacious galleried landing with sloping ceilings and exposed beams. There are two very generous double bedrooms also with lovely exposed beams and skylights. The fully tiled family bathroom is fitted with a four piece luxury suite comprising enclosed power shower, low flush WC, wall hung vanity unit with wash basin and a raised free standing curved soaking bath tub. Velux skylights, a polished chrome heated towel rail and floor lights.

To the outside entrance to the property is via a private driveway leading to double electric gates opening into a large private gravelled courtyard providing extensive parking and access to the main house, the annex and to the large detached double garage with power and lighting. There is a lawned front garden and lawns extend around to the side of the main barn and past a large greenhouse on route to the rear.

Adjacent to the house is a lovely extensive Indian stone paved patio with water feature and exterior accent lighting leading on to an extensive lawn with well stocked beds and borders, seating areas, summerhouse and a charming ornamental pond with a wooden bridge leading to a seating area. Continue through the arbour covered in spectacular wisteria to a further expanse of lawn which backs onto fields at the side and rear. This area of the garden is also home to a veg patch with fruit cage, fruit trees and prairie area. There is also a chicken coop with run, large double shed, a tool shed, a log shed and metal pagoda with seating. All of the outbuildings have power connected.

The Annex

This lovely purpose built bungalow has a fully fitted kitchen with a range of base and eye level units with roll edge work surfaces, inset and a half bowl sink unit with mixer tap, tiled splashbacks, built-in oven and four ring electric hob with extractor hood over, integrated fridge and freezer, plumbing for washing machine and a window overlooking the courtyard.

A central hallway leads to the rest of the living space with a large built-in storage cupboard housing the boiler. There is a lovely sitting room with French doors onto the annex patio and garden and a feature fireplace.

There are two double bedrooms both with fitted bedroom furniture and a shower room fitted with a low flush WC, wash basin and fully tiled shower enclosure.

The garden to the annex is screened by a lovely laurel hedge and is mainly laid to lawn with a paved patio and side border with arbour plus its own parking area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Traditional **Parking:** Driveway, double garage and courtyard.

Electricity supply: Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre. See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.southderbyshire.gov.uk

Our Ref: JGA/15012024

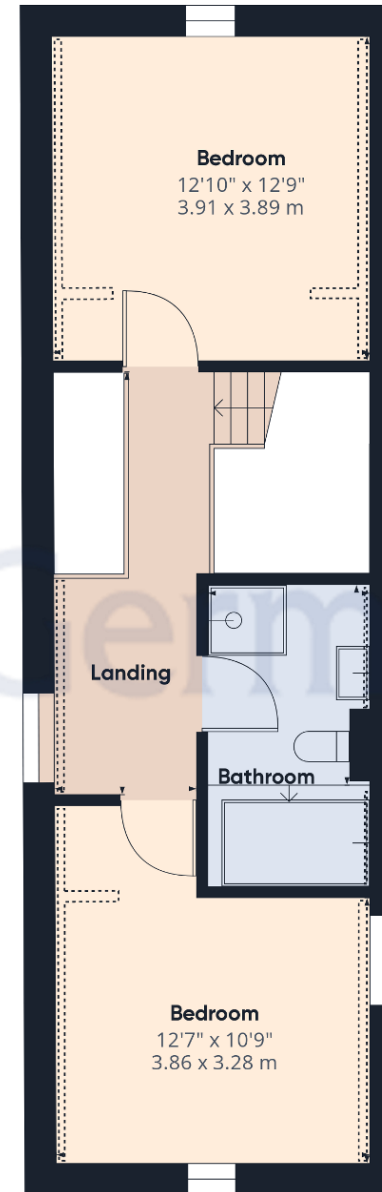
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.











Approximate total area¹⁰

483.12 ft²

44.88 m²


Reduced headroom

27.73 ft²

2.58 m²

Floor 1 Building 1

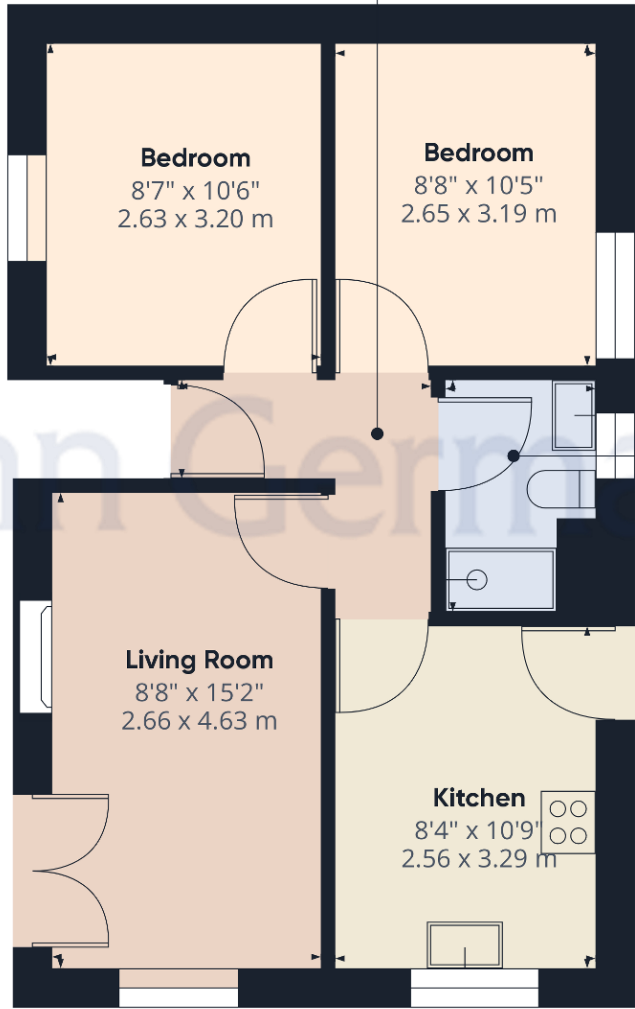
Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

Hallway
8'3" x 2'11"
2.52 x 0.90 m



Approximate total area[†]
491.61 ft²
45.67 m²

Ground Floor Building 2



John German

Approximate total area[†]
325.58 ft²
30.21 m²

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.

GRAPPE 340

Ground Floor Building 3



Agents' Notes

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. John German 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.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

AWAITING EPC MEDIA



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



