

# The Stables

Ladylea Road, Horsley, Derby, DE21 5BN

John   
German









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£625,000

Attractive converted barn extending to over 2000sq ft of accommodation with a modern layout, no compromises and finished with a modern aesthetic. Located on the edge of the village surrounded by countryside within walking distance of two local primary schools, shop and local pubs.





To the front of the property is a recessed storm porch leading to a glazed entrance door with matching side panels that opens into the main entrance hall. The hallway leads past the guest WC, the office and the utility room before opening out into a central vestibule having stairs rising to the first floor with under stairs storage and doors leading off to the remaining ground floor living areas. The guest cloaks is fully tiled and fitted with a low flush WC and a wall mounted wash basin with storage beneath and a chrome heated towel radiator. The home office would also make a great playroom or snug with a window to the rear. The utility room is fitted with a range of base and eye level units with granite work surfaces and appliance space beneath. The living room has great natural light with large windows on both elevations and matching French doors opening out onto the garden. There is an elegant feature fire place with a remote-control living flame electric fire. Completing the ground floor accommodation is a spacious living/dining kitchen fitted with a contrasting range of base and eye level units with granite work surfaces extending to a dropped breakfast bar, inset double sink and a separate prep sink, space for an integrated dishwasher, built-in eye level double oven, induction hob with extractor hood over and space for an American style fridge freezer. There is a large living/dining area with large picture window overlooking the front garden.

On the first floor, stairs lead to a central landing with doors leading off to storage, the bedrooms and a family bathroom. The master bedroom has skylights, a walk-in wardrobe with hanging rails and an ensuite shower room comprising low flush WC, wall mounted wash basin with storage beneath, a large shower enclosure, full height tiling and a chrome heated towel radiator. The second bedroom has a window with countryside views to the side and a second ensuite shower room comprising low flush WC, wall mounted wash basin, large shower cubicle, fully tiled with Velux skylight and chrome heated towel radiator. There are two further generous double bedrooms served by a fully tiled family bathroom comprising low flush WC, wall mounted wash basin with storage beneath, panelled bath with shower attachment over and a chrome heated towel radiator.

The property is set well back from the road and concealed by mature hedging accessed via a shared driveway which leads to a large double width block paved driveway providing parking for several vehicles. The generous garden is laid to lawn and extends in front of the property with post and rail fencing.

**Agents note:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard. **Parking:** Drive.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** TBC. **Heating:** TBC.

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

**Broadband type:** TBC - 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:** Amber Valley Borough Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

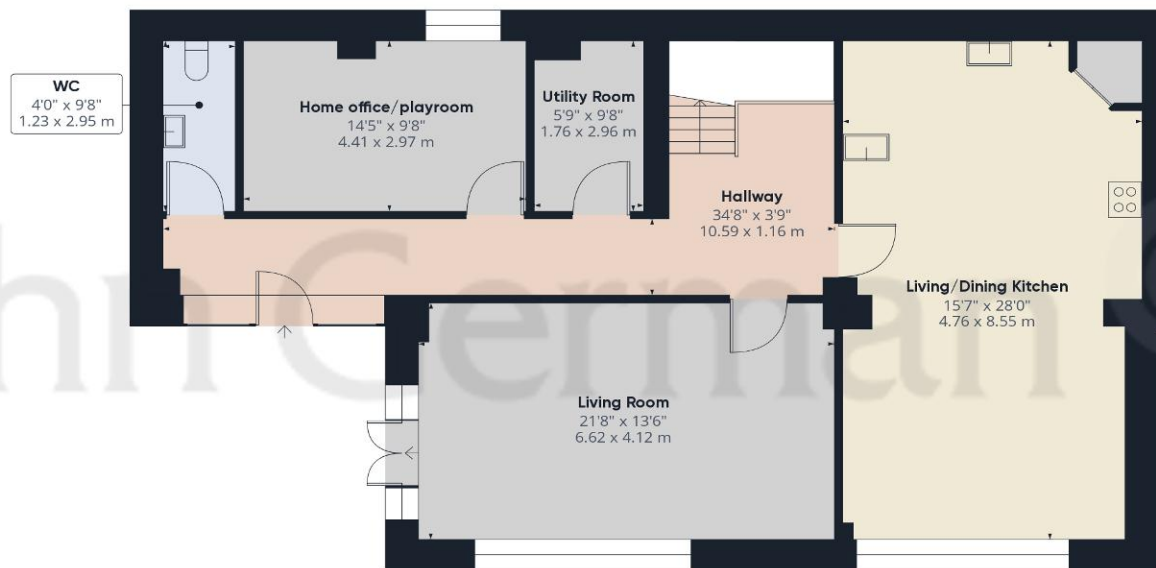
[www.ambervalley.gov.uk](http://www.ambervalley.gov.uk)

**Our Ref:** JGA/25092024

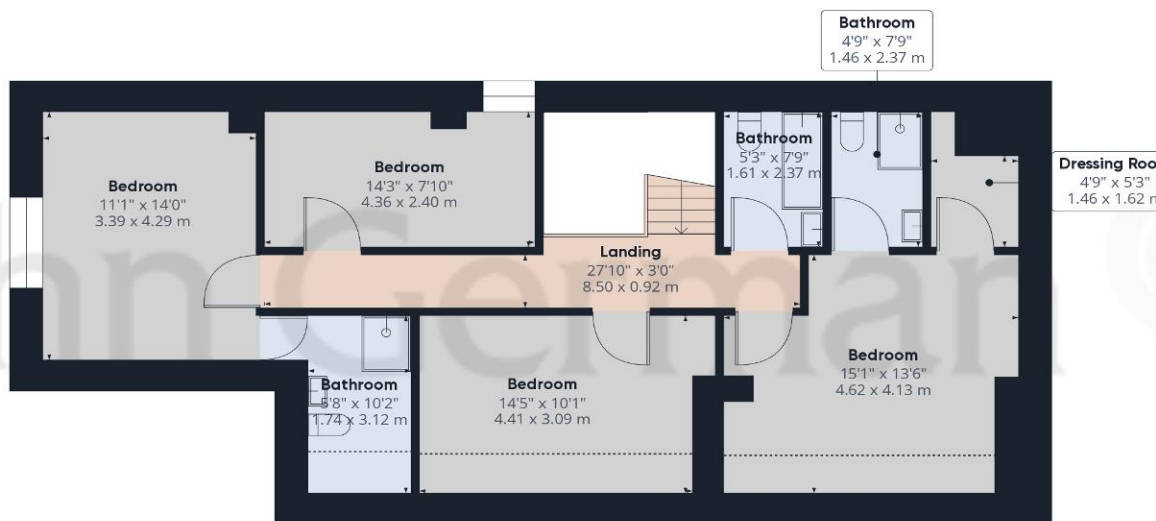
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Ground Floor



Floor 1

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

2056.66 ft<sup>2</sup>  
191.07 m<sup>2</sup>

**Reduced headroom**

73.19 ft<sup>2</sup>  
6.8 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**





### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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