

# The Orchard

Ladylea Road, Horsley, Derby, DE21 5BN

John  
German





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£575,000

High quality converted barn extending to over 2200sq 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 impressive main entrance hall with stairs rising to the first floor, under stairs storage and doors leading off to the ground floor living areas. The guest cloak 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. To the rear of the property is a large home office, which would also make a great playroom or snug with windows to the rear. The living room features a large picture window with views over the garden. Completing the ground floor accommodation is a spacious living/dining kitchen fitted with range of medium oak base and eye level units with granite work surfaces, matching breakfast bar, inset double sink, integrated dishwasher, built-in eye level double oven, five ring gas hob with extractor hood over, space for an American style fridge freezer, washing machine and tumble dryer. The large living/dining area has a 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 windows to the front and side elevations, bespoke fitted bedroom furniture and an ensuite shower room comprising low flush WC, vanity 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 rear and a second ensuite bathroom this time comprising low flush WC, wall mounted wash basin, shower cubicle, panelled bath, fully tiled with a window to the side and chrome heated towel radiator. There are two further generous double bedrooms served by a fully tiled family bathroom comprising low flush WC, vanity wash basin set on a washstand with storage beneath, panelled bath, separate shower enclosure 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 and 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)

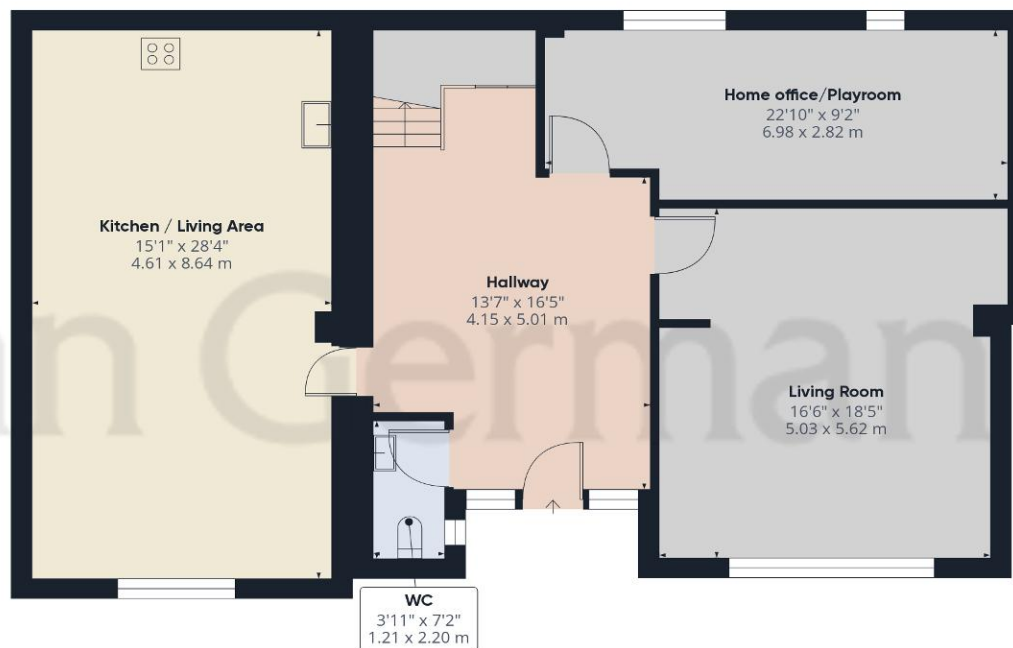
[www.ambervalley.gov.uk](http://www.ambervalley.gov.uk)

**Our Ref:** JGA/25092024

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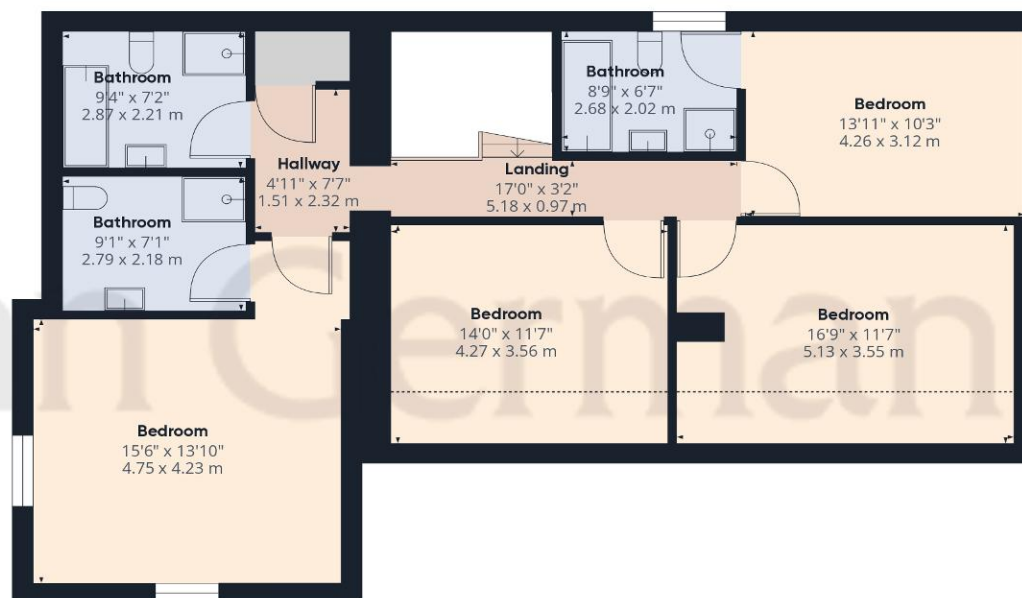
Ground Floor

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

2272.91 ft<sup>2</sup>  
211.16 m<sup>2</sup>

**Reduced headroom**

76.85 ft<sup>2</sup>  
7.14 m<sup>2</sup>



Floor 1

(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.

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## 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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