

**The Old Stables  
Chevin Road  
Belper  
Derbyshire  
DE56 2UN**

**Price £895,000**



- STUNNING BARN CONVERSION IN FAVOURED LOCATION
- SITTING IN 2.3 ACRES OR THEREABOUTS
- CHARACTERFUL SITTING ROOM WITH LOG BURNER
- CONTEMPORARY LIVING DINING KITCHEN WITH LOG BURNER
- DINING ROOM
- STUDY/MUSIC ROOM/SNUG
- UTILITY AND CLOAKROOM
- THREE BEDROOMS
- EN SUITE AND SHOWER ROOM WITH UNDERFLOOR HEATING
- STABLES, WORKSHOP AND GARAGE



## GENERAL INFORMATION

### THE PROPERTY

We are thrilled to offer this rare opportunity to acquire this beautifully renovated, remodelled, and extended stone-built barn. This property, which has never been on the market since its conversion in the late 1990s, was originally part of Chevin Farm. The farmhouse and outbuilding were renovated under the direction of the current owners of The Old Stables.

Nestled in approximately 2.3 acres, this stunning stone barn conversion is in a peaceful semi-rural location. It boasts impressive period features, including a beautiful stone fireplace, charming exposed brickwork, and trusses. Contemporary designs and fittings enhance the warmth and appeal of this lovely home.

An impressive driveway leads down to the barn, offering sweeping views of the surrounding paddocks and woodland. Several parking areas are available. The barn is situated within its own attractive courtyard, which includes a large garage and a range of stables and outbuilding, all overlooking the paddocks and distant views of the surrounding area.

The welcoming entrance hall features a tiled floor and an exposed stone wall, providing ample space to sit and remove coats and boots on cooler days.







An oak door leads into the sitting room, boasting a stunning stone fireplace set within exposed brickwork, accompanied by a log burner that adds warmth. The sitting room is designed on two levels, ideal for entertaining, while also allowing for a quieter conversation area when needed.

Double doors open into the fabulous living, dining kitchen, complete with underfloor heating. This contemporary space showcases Karndean flooring and a beautifully crafted kitchen that includes a good range of cupboards and drawers and an island unit with a breakfast bar for informal dining, all enhanced by granite worktops and mood lighting. A range cooker is set within an ornamental fire surround, accompanied by a full range of built-in appliances. There is ample room for an informal dining table and chairs, and a seating area around a contemporary-style log burner, all overlooking the kitchen courtyard terrace, which is accessible through Crittall doors featuring full-height glass windows.



Steps lead down to the formal dining room, where Karndean flooring continues into this intimate entertaining space. Windows look out over the side elevation, painted exposed timbers to the ceiling, and useful storage cupboards. A door leads to the utility room, and another door opens into the lower sitting area.

Adjacent to the lower sitting area is an additional reception room, currently used by the owners as a music room and study, but which could ideally become a playroom or additional snug.

A practical utility room houses the domestic hot water and central heating boiler and is fitted with a range of base cupboards and offers space for a washing machine and dryer. A door provides outside access, and another opens into the guest cloakroom.

Stairs ascend to the first-floor split landing, where the principal bedroom is situated privately, separate from the other rooms on this floor. This bedroom serves as a lovely,



quiet retreat, featuring built-in wardrobes and attractive wood-effect flooring. It also includes a superbly presented modern en suite shower room with underfloor heating.

The guest bedroom is another lovely room with a built-in wardrobe. From here, steps rise to a generously sized landing area, providing access to the main shower room. This charming shower room features a period-style built-in vanity unit with a marble top and inset hand basin, along with a built-in w.c. and a shower cubicle equipped with a large rainfall showerhead.

Completing the accommodation on this floor is a unique teenage suite, which includes a seating or dressing area, with ladder steps leading up to the bedroom area that features a built-in wardrobe and Velux windows.

#### **GROUNDS AND GARDENS**

The outside space is a wonderful feature of this property. The garden, terraces, and paddocks are superbly manicured, with



beautifully shaped trees and neat borders. The two entertaining terraces are lovely spaces for intimate gatherings or for quiet afternoons enjoying the location, peace, and sun. A contemporary pod creates an ideal painting or reading spot on warmer days. Sitting and looking out is a joy, enjoying your land and the surrounding area.

The three stables, workshop and garage offer opportunities to be used as a new owner wishes.

#### LOCATION

Chevin Road is a sought-after location on the outskirts of Milford and Belper. This lovely semi-rural area offers peace and quiet, yet within a short drive, there are shops, restaurants, and public inns. How perfect.

#### OUR THOUGHTS

This lovely, unique property offers a beautiful, relaxed lifestyle, with a property that is filled with charm, character, and industrial contemporary twists. The current owners have superbly maintained their home, gardens and grounds. It is clear to see this is a much-loved property, and we can see exactly why. We strongly recommend a viewing of this stunning property

#### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

##### MAIN SITTING AREA

4.08m x 5.71m to the front of the chimney (13'4" x 18'8" to the front of the chimney)

##### LOWER LEVEL SITTING AREA

4.04m x 4.51m (13'3" x 14'9")

##### LIVING DINING KITCHEN

5.97m x 5.96m ( 19'7" x 19'6")

##### DINING AREA

4.31m to window x 3.30m min 4.36m max (14'1" to window x 10'9" min 14'3" max )

##### STUDY/MUSIC ROOM

4.20m x 3.95m min 4.93m max (13'9" x 12'11" min 16'2" max)

##### UTILITY

1.59m x 3.26m (5'2" x 10'8")

##### GUEST CLOAKROOM

1.59m x 0.91m (5'2" x 2'11")

#### FIRST FLOOR

##### PRINCIPAL BEDROOM

5.02m x 4.31m to the back of wardrobes (16'5" x 14'1" to the back of wardrobes)

#### ENSUITE

##### GUEST BEDROOM

3.84m to window x 4.13m (12'7" to window x 13'6")

##### LANDING

3.66m x 2.40m (12'0" x 7'10")

##### SHOWER ROOM

3.04m x 1.54m (9'11" x 5'0")

##### TEENAGE SUITE

##### DRESSING AREA

2.39m x 3.91m (7'10" x 12'9")

##### BEDROOM AREA

3.89m x 3.14m (12'9" x 10'3" )

#### OUTBUILDINGS

##### STABLE ONE

2.05m x 5.06m (6'8" x 16'7")

##### STABLE TWO

2.02m x 5.04m (6'7" x 16'6")

##### STABLE THREE

2.86m x 5.31m (9'4" x 17'5")

##### WORKSHOP

2.70m x 5.09m (8'10" x 16'8")





**GARAGE**  
4.01m x 4.78m (13'1" x 15'8")

**AGENTS NOTES**  
If you have accessibility needs please contact the office before viewing this property.

**TENURE**  
**FREEHOLD** - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

**CONSTRUCTION**  
Standard Stone Construction

**CURRENT UTILITY SUPPLIERS**  
Electric  
Oil  
Water - Mains  
Sewage - Septic Tank  
Broadband supplier

**FLOOD DEFENCE**  
We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.  
<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>  
**BROAD BAND SPEEDS**  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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**SCHOOLS**  
<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

**COUNCIL TAX BAND**  
Amber Valley - Band E

**CONDITION OF SALE**  
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

**VIEWING**  
Strictly by appointment through Scargill Mann & Co (ACB/JLW 05/2025) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (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>                             | <b>1</b>                   | <b>1</b>  |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

**SALES OFFICE**  
Unit 17 Eastgate Business Centre  
Eastern Avenue  
Burton upon Trent  
DE13 0AT  
T: 01283 548194 /01332 208820  
E: sales@scargillmann.co.uk

**LETTINGS OFFICE**  
17 Mallard Way  
Pride Park  
Derby  
DE24 8GX  
T: 01332 206620  
E: lettings@scargillmann.co.uk

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