

HoldenCopley

PREPARE TO BE MOVED

Rectory Farm Mews, Weston-On-Trent, Derbyshire DE72 2DR

£650,000

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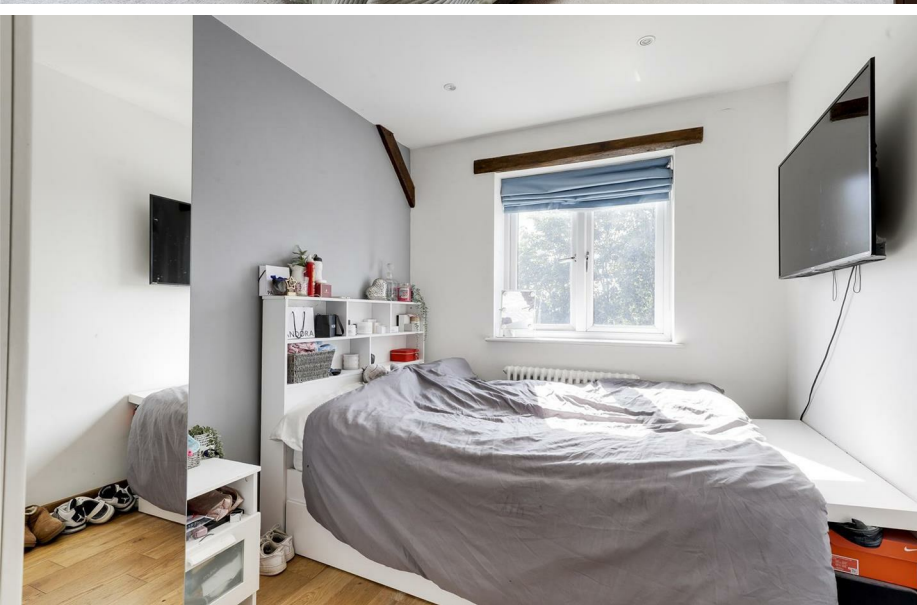


CHARACTERFUL BARN CONVERSION IN DESIRABLE VILLAGE...

This stunning four-bedroom barn conversion offers deceptively spacious and beautifully presented accommodation throughout and is perfectly suited to a growing family looking for a home they can move straight into. Nestled in the heart of a sought-after village location surrounded by rolling countryside, this property effortlessly combines the warmth and charm of rustic features with high-quality modern finishes. Internally, this home is packed with character, showcasing exposed wooden beams, natural stone and exposed brickwork, while offering peace of mind with a full security alarm system and CCTV cameras. To the ground floor, the property features a stylish farmhouse-style shaker kitchen complete with a range cooker, open to a generous lounge-diner with double French doors leading out to the garden – ideal for entertaining. There's also a utility room with a WC, a spacious living room with an exposed brick chimney breast and electric fire, and a garden room with two sets of French doors flooding the space with natural light. A ground floor bedroom with en-suite provides flexibility – perfect for guests, multi-generational living or a home office. Upstairs, the first floor offers three well-proportioned bedrooms, including a master suite with en-suite, a further three-piece family bathroom, and access to a fully boarded loft, ideal for storage. Outside, the property boasts a private, south-facing garden with a lawn, and multiple areas for relaxing or entertaining, including two paved patios, decking with space for a hot tub beneath a pergola, a summer house and a shed. There is off-street parking for four vehicles at the front, with gated access to two additional parking spaces located within the rear grounds. This is an opportunity to purchase a characterful yet contemporary family home in a truly idyllic village setting.

MUST BE VIEWED





- Beautiful Barn Conversion
- Four Double Bedrooms
- Farmhouse Style Fitted Kitchen-Diner With Range Cooker
- Spacious Living Room & Garden Room
- Ground Floor W/C & Utility Room
- Three Piece Bathroom Suite & Two En-Suites
- Ample Off-Road Parking
- Private South-Facing Garden
- Sought After Village Location
- Must Be Viewed





GROUND FLOOR

Kitchen

15'5" x 14'5" (4.70 x 4.40)

The kitchen has a range of fitted shaker style base units with worktops, a Range cooker with an extractor hood, a Belfast sink with a period style mixer tap, an integrated dishwasher and fridge-freezer, flagstone tiled flooring, partially tiled walls, recessed spotlights, open access into the lounge-diner, a UPVC double-glazed window and a barn door providing access into the accommodation.

Lounge-Diner

15'8" x 9'10" (4.79 x 3.02)

The lounge-diner has a UPVC double-glazed window, flagstone tiled flooring, a column radiator, recessed spotlights and double French doors providing access out to the garden.

Utility Room/WC

6'8" x 5'7" (2.05 x 1.72)

This space has a range of fitted shaker style base and wall units with worktops, a low level flush W/C, a Belfast sink with a period style mixer tap, space and plumbing for a washing machine and tumble dryer, wooden flooring, partially panelled walls, a dado rail, recessed spotlights and a UPVC double-glazed window.

Living Room

25'7" x 13'1" (7.82 x 4.00)

The living room has two UPVC double-glazed windows, wooden flooring, a staircase with a carpeted stair runner and a glass and wooden balustrade, two column radiators, a recessed chimney breast alcove with exposed brick and an electric fire and recessed spotlights.

Garden Room

14'11" x 10'4" (4.57 x 3.15)

The garden room has UPVC double-glazed windows, a skylight, carpeted flooring, a vertical column radiator, recessed spotlights and two sets of French doors providing access out to the garden.

Bedroom Two

14'0" x 14'5" (4.27 x 4.41)

The second bedroom has a UPVC double-glazed window, a skylight, carpeted flooring, a vertical column radiator, recessed spotlights, access into the en-suite and double French doors providing access out to the garden.

En-Suite

8'8" x 3'8" (2.66 x 1.14)

The en-suite has a low level flush W/C, a countertop wash basin with storage, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, partially tiled walls, an extractor fan and recessed spotlights.

FIRST FLOOR

Landing

11'1" x 2'9" (3.40 x 0.84)

The landing has a UPVC double-glazed window, carpeted flooring, access into the boarded loft, recessed spotlights and provides access to the first floor accommodation.

Master Bedroom

13'1" x 9'9" (4.00 x 2.99)

The main bedroom has two UPVC double-glazed windows, carpeted flooring, a column radiator, recessed spotlights and access into the en-suite.

En-Suite

9'9" x 2'11" (2.98 x 0.89)

The en-suite has a low level flush W/C, a vanity style wash basin, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, an electric shaving point, partially tiled walls, recessed spotlights and an extractor fan.

Bedroom Three

9'9" x 7'11" (2.99 x 2.42)

The third bedroom has a UPVC double-glazed window, wooden flooring, a column radiator and recessed spotlights.

Bedroom Four

9'10" x 7'10" (3.00 x 2.41)

The fourth bedroom has a UPVC double-glazed window, wooden flooring, a column radiator and recessed spotlights.

Bathroom

7'7" x 5'11" (2.33 x 1.81)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower, wooden flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed window.

OUTSIDE

Outside to the front is parking for four vehicles and a private south-facing garden with fence panelled boundaries, a lawn, various plants, courtesy lighting, two paved patio seating areas, slate chippings, wooden decking with space for a hot tub and pergola, a summer house, a shed, two parking spaces and heavy duty security gates.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Most 4G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction - No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - South Derbyshire Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

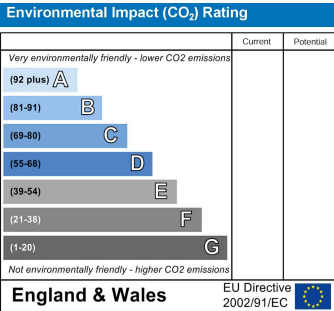
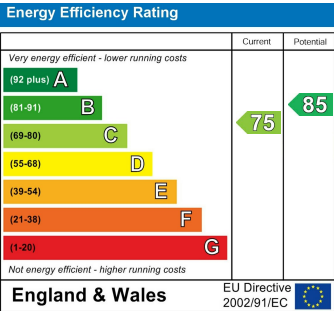
Property Tenure is Freehold

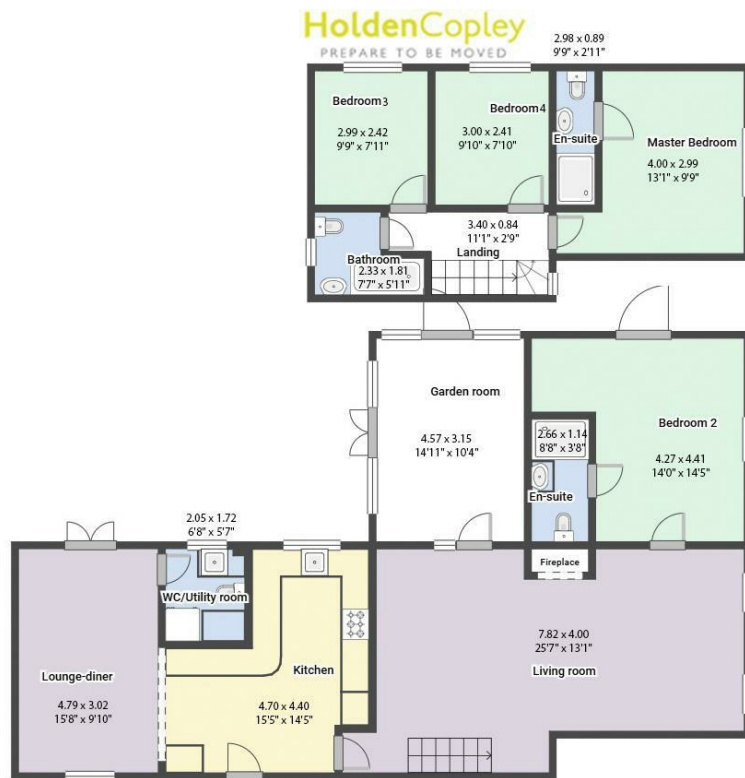
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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk