





Dovecote Barn, Ashbourne Road, Alkington, Derbyshire DE6 3DG

A stunning and expansive five-bedroom barn conversion with adjoining one bedroom annexe. Set in 1.17 acres with a paddock and stable. Situated in a serene rural setting just outside Alkington. The gross internal area is 4,350sq.ft.

BENNET SAMWAYS is thrilled to present this stunning and expansive five-bedroom barn conversion. The accommodation is particularly versatile; as a very spacious single dwelling or could easily be split for part to be used as an annexe/holiday let/accommodation for a dependent relative (subject to any appropriate planning permissions). The property sits on 1.17 acres, boasting a paddock and stable, ideal for those with equestrian pursuits. Nestled in a serene rural setting just outside Alkmonton, this property spans an impressive 4,350sq.ft. of gross internal area.

Interior - Upon entry, one is greeted by an impressive spacious reception hallway adorned with polished ceramic tiled flooring, featuring an under stairs storage cupboard and stairs leading to the balcony on the first floor. The hallway extends to a fitted guest cloakroom/utility with the same tiled flooring, versatile for use as a boot room, with plumbing provisions for a washing machine.

Leading off from the hallway is a striking open-plan living kitchen, boasting a stylish range of high gloss base and wall-mounted units complemented by worktops. An independent oil-fired Aga, induction hob, double electric oven, and space for an American fridge freezer furnish the kitchen. With dining and sitting areas, a beamed ceiling and French doors opening out into the garden, this space serves as the vibrant heart of the barn conversion, perfect for entertaining.

Additionally, the property features a spacious sitting room, complete with a beamed ceiling and a log-burning stove, offering a cosy ambiance for winter evenings. French doors connect the sitting room with the garden. The hall, guest cloakroom, kitchen and sitting room all benefit from under-floor heating.

A further lobby leads to additional rooms, including another large, dual-aspect reception room currently utilised as a gym, with potential for conversion into a family room, extra bedroom, or home office. This room also opens into the garden. The further lobby also gives access to a ground floor double bedroom with a beamed ceiling which leads to a dressing area and ensuite shower room as well as internal access to the "annexe".

On the first floor, an expansive open landing with beamed ceiling and skylight leads to a wonderful master bedroom suite boasting a spacious dressing area with built-in wardrobes and exposed beams. The generous main bedroom also features exposed beams which leads to a large ensuite bathroom with under-floor heating, a roll-top bath, double shower cubicle, and modern amenities. Two additional spacious bedrooms with exposed beams share access to a large Jack and Jill ensuite, featuring a central roll-top bath and additional shower cubicle.

'Annexe' - Ideal for accommodating a dependent relative or seamlessly merging into the main living space (no building work required) the annexe features a separate entrance via a porch. The dual-aspect lounge/diner offers a useful understairs storage cupboard and stairs leading to the first-floor accommodation. The second kitchen boasts wooden base and wall-mounted units with a modern worktop, along with integrated appliances and access to a private rear courtyard. Upstairs, a fantastic master bedroom suite with exposed purlins, skylight, and a unique split staircase leads to a fitted ensuite shower room.

Exterior - Accessed via a private gated entrance, the property features a large driveway with decorative stone parking for multiple vehicles. The landscaped front courtyard garden features block pavers, raised borders, box hedging, and trees. The rear garden, accessed via a gate, comprises a lawn area with display borders, a brick wall boundary, and a paved patio. A gate at the bottom of the garden leads to the paddock, complete with a stable block, hard-standing area, water, and electrics. Post and rail fencing encloses the paddock, while a separate landscaped area includes a summer house and pond.

Locality - Alkmonton is a small village south of Ashbourne set in the tranquil rolling countryside of the south Derbyshire Dales within the 'Golden Triangle'. The village has a church and is in the catchment area for Queen Elizabeth Grammar School (QEG's). Located just 7 miles south of Ashbourne and 12 miles from Derby.

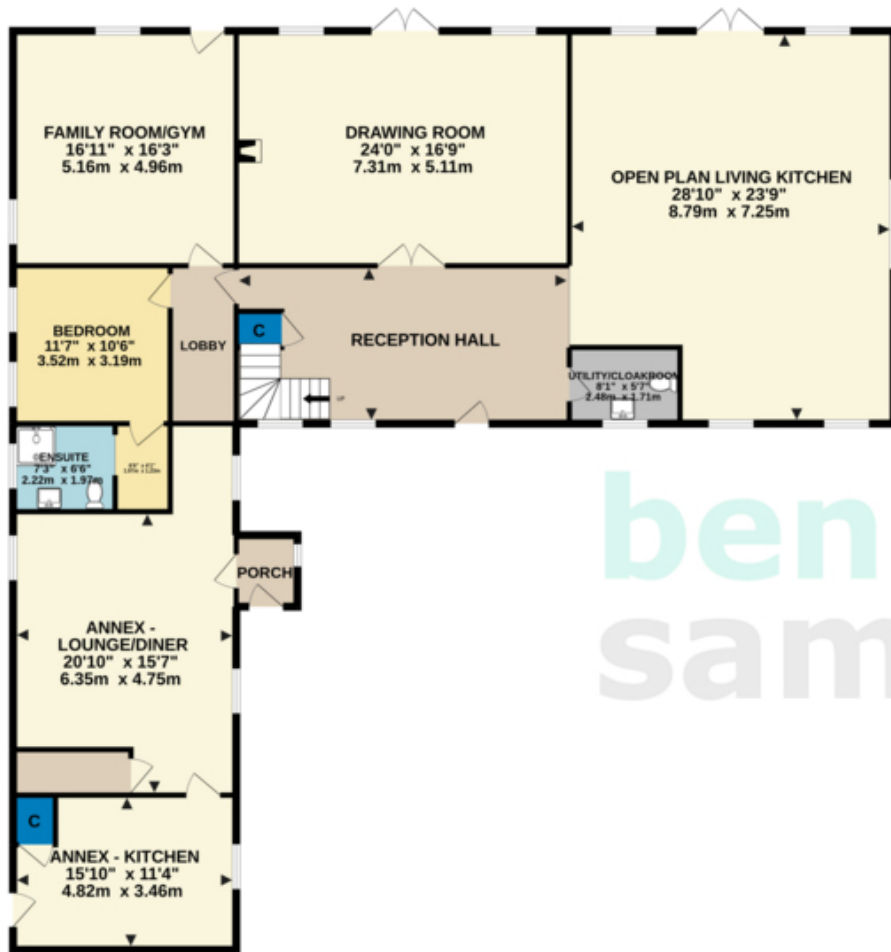
Owner's perspective - We have thoroughly enjoyed living in the barn and raising our family here over the last 14 years. It is a great family home, with lots of space for hosting lots of different occasions. Although spacious, the house feels cosy. We enjoy spending time in the garden and love having the horses close by. Derby, Ashbourne and Uttoxeter are all close and there are several lovely country pubs, as well as a fine dining restaurant within a very short drive.

Agents notes - Council Tax: Derbyshire Dales District Council band G. Services: Mains water, mains electricity, oil, private drainage and current broadband connection. Private drainage is by way of a septic tank. Estimated broadband speeds available via Ofcom are 15mb standard speed.





GROUND FLOOR



1ST FLOOR



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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Nick Samways

Director

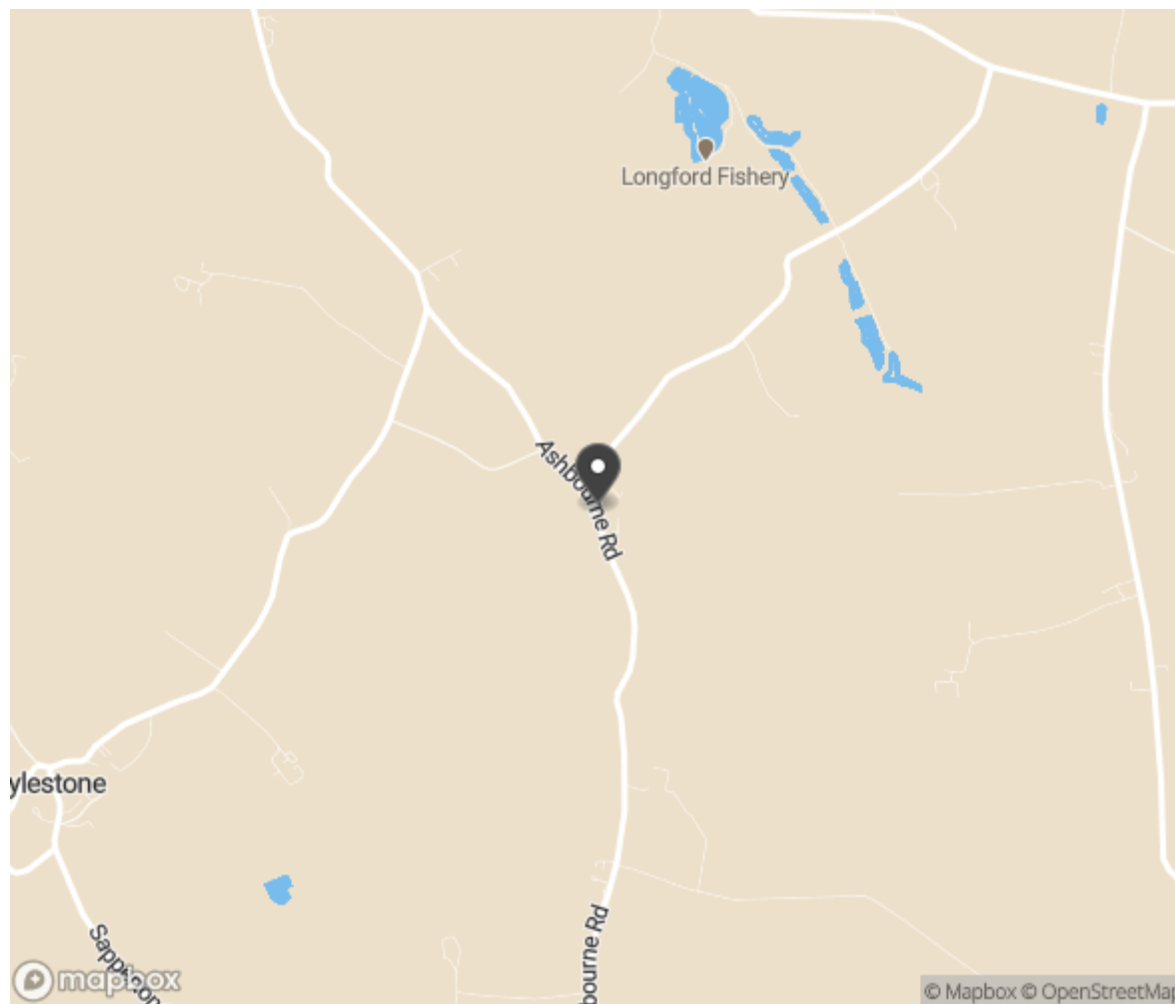
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5 bedrooms, 4 bathrooms, 6 cars, 1.17 ac, 4350 sq ft