





Limbersitch Barn, Hatton Fields, Hilton, Derbyshire DE65 5GQ

A superbly appointed detached barn conversion offering spacious accommodation. The property boasts impressive equestrian facilities with a full size manege, two large agricultural sheds, and 8.86 acres of grazing land. There is also an adjoining one bedroom annexe, with adjoining storage/workshops.

BENNET SAMWAYS are delighted to offer this superbly appointed detached barn conversion, offering spacious accommodation with a high specification. The property boasts impressive equestrian facilities with a full size 60m x 20m manege, a couple of large agricultural sheds, one houses four loose-boxes, and tack room, the other is a useful large storage facility, as well as, 8.86 acres of grazing land. There is also an adjoining one bedroom annex, which could be used for a dependent relative, or as a holiday let, subject to relative planning permissions. The gross internal area is 2,200sq.ft. There is also adjoining storage or workshops.

Converted back in 2016 from the original barns, that were part of the farmhouse next door . The barn conversion has been skilfully renovated offering accommodation with opulence and high specification. Oil fired under floor heating, and a separate log burning stove.

Interior - Stepping in to the main reception hall, which is light and airy with solid oak doors throughout. The kitchen is of a high quality, with shaker style doors coloured in tasteful grey, and has Silestone worktops and a central island. There is a Falcon Range cooker which includes an induction hob, and double electric oven, extractor fan, full height fridge/freezer and dishwasher. There is also Limestone flooring, and a breakfast/dining area. The sitting room has a log burning stove, and French doors opening onto the garden/patio area. The master bedroom has a gorgeous fitted ensuite, and dressing area. A further bedroom complete with Jack & Jill ensuite facility. Adjoining the property is an annex that could be incorporated into the existing barn to create further bedrooms, or maybe used as a dependent relative, or potential holiday let. There is a fitted living kitchen, with electric hob, and oven along with space for a fridge/freezer. The bedroom is a good size with its own fitted ensuite.

Exterior & Equestrian Facilities - Approached from a gated entrance leading into a spacious off road parking area suitable for many vehicles, with space to easily manoeuvre a horsebox. There is a secondary access which is shared with the neighbouring property. There is a 17m x 8m (1,500sq.ft.) stable block, which houses a hay store, four looseboxes and a tack room. A further outbuilding is used as a large garage (1,300sq.ft.), which could also be used for a fantastic storage area. There are also two workshops, and a garage store which adjoin the main barn, so there is a potential to further convert, subject to the relevant planning permission. There is a full sized manege (60m x 20M) with mirrors, and Combi-Ride surface. There is a small shed with power, so music could be played too. The paddocks are of good quality, and total 7.08 acres, 0.55 acre manege area, and 1.23 acres of the main dwelling, outbuildings and grounds.

Locality - Hatton Fields is a rural area located near Sutton on the Hill towards Hilton. Conveniently located near Broughton Par 3 Golf Course with good commuter access to the A50 linking to the Midlands main commuter routes and East Midlands Airport.

A note from the owner - What you'll notice when you visit Limbersitch Barn is the beautiful scenery, uninterrupted views to Sutton on the Hill. You could be in Devon such a great position, rural but not remote, all facilities in Hatton, Tutbury and Hilton. For the equestrians fantastic local show centres, Field House, Eland Lodge, Barleyfields, Hargate, and great road networks to M1 and M6. A beautiful home, just move in and get competing.

Agents Notes - Council Tax: South Derbyshire District Council & Band F

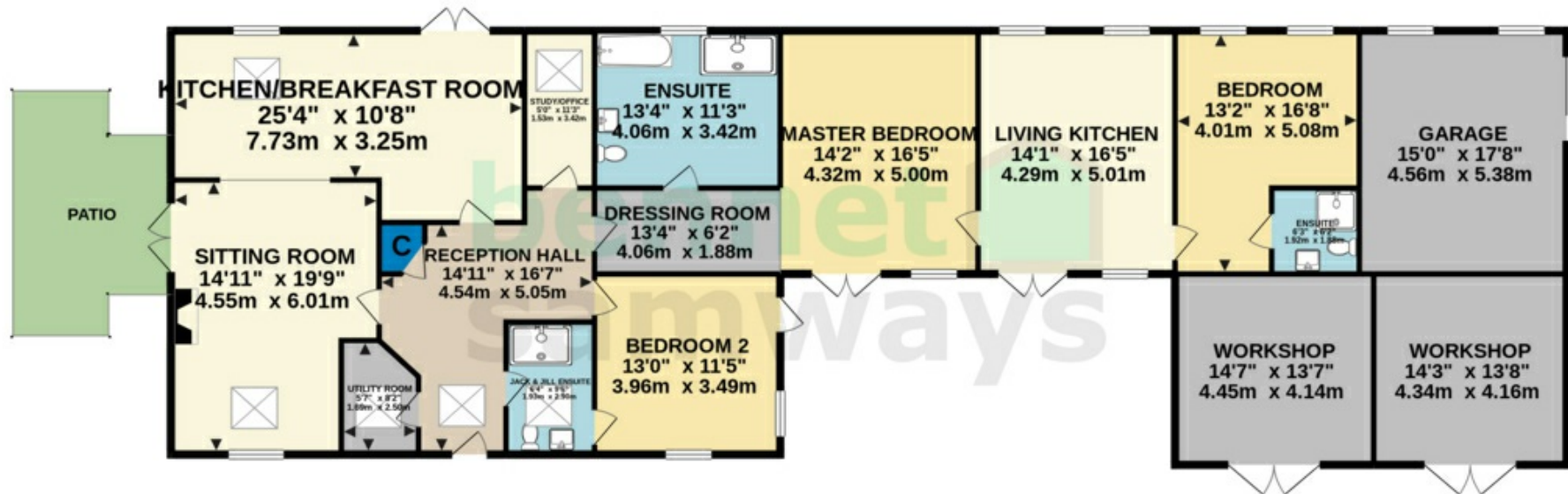
Services: Mains electricity, mains water, oil, private drainage & broadband internet. Tenure: Freehold.

Notes: The private drainage is a septic tank.





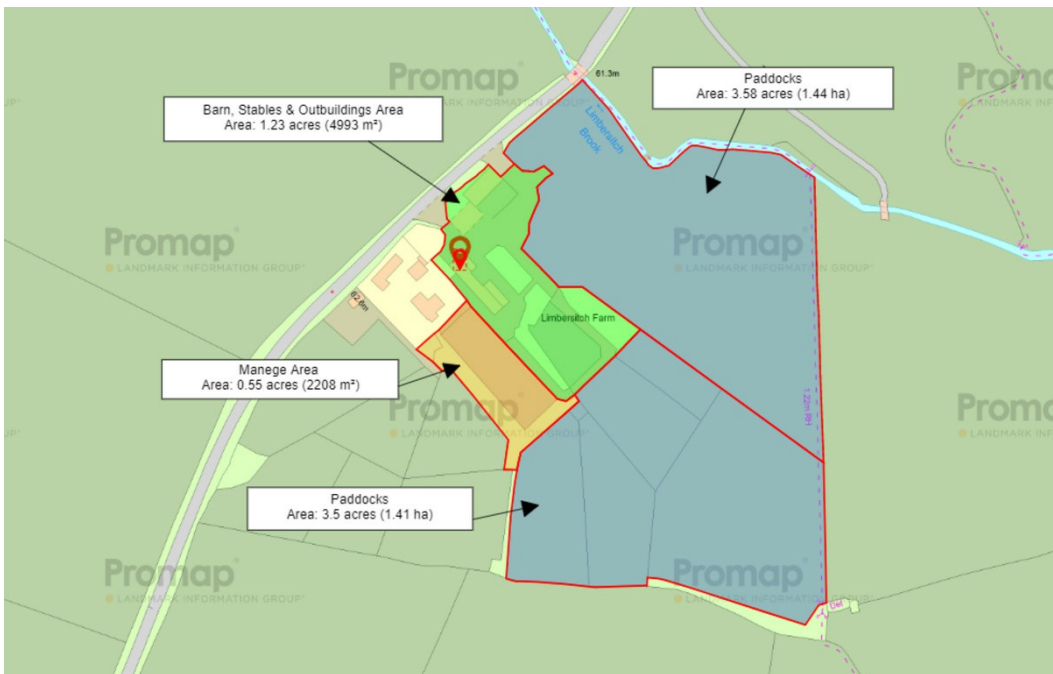
GROUND FLOOR



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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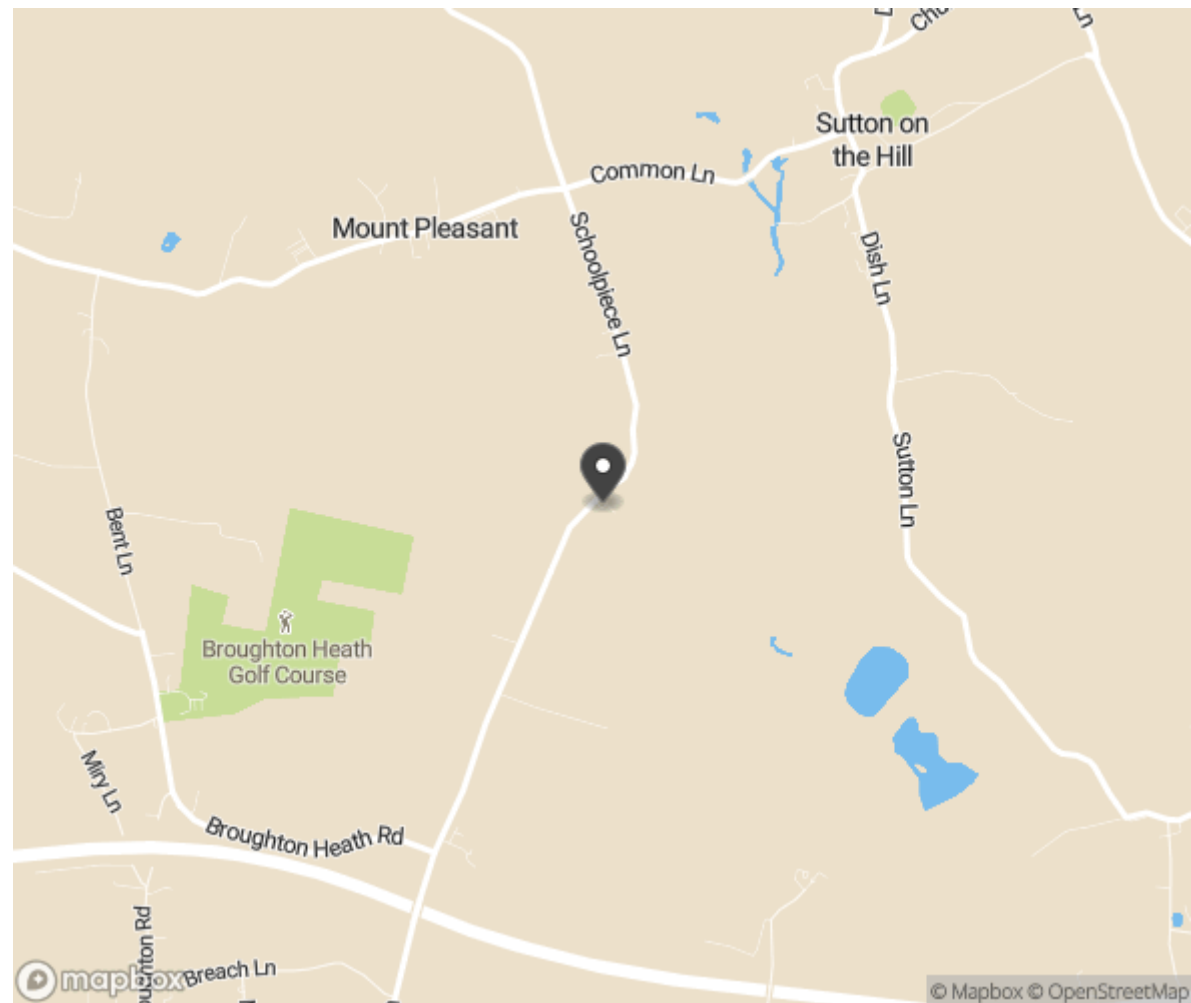


Disclaimer:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 78 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92+) A | 75 | 93 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |



Nick Samways

Director

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Stuart Bennet MNAEA

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4



2



14



8.86 ac



2200 sq ft