



## The Hayloft, Woodfall Lane, Quarndon, Derby, DE22 5LG

**Offers Over £525,000**



Enjoying an idyllic countryside setting within a small and established barn-conversion development is this spacious four bedroom property with double garage, driveway and private garden plot.



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## DIRECTIONS

The property is best approached from Duffield and Quarndon. From Duffield approach from Cumberhills Road, when the road levels follow for a short distance turning right at the cross roads onto Woodfall Lane, follow for approximately 1 mile looking out for the Newlands Barns sign on the left. From Quarndon, follow The Common which become Beech Avenue to the cross roads junction. Proceed straight ahead at the cross roads onto Woodfall Lane, follow for approximately 1 mile looking out for the Newlands Barns sign on the left.

This small hamlet development provides a real escape to the country feel yet is within minutes of the useful amenities found in both Allestree and Duffield.

The Hayloft offers charming accommodation arranged over two floors providing a typical layout and flow. The accommodation comprises, an entrance hallway and inner lobby, cloakroom, charming dual aspect lounge with log burning stove, spacious dining kitchen with island leading into a conservatory overlooking the rear gardens. To the first floor a passaged landing leads to four well proportioned bedrooms, the principle with a dual aspect, built in wardrobes and en-suite and finally a main bathroom.

Externally there is a double width driveway adjoining the attached double garage, lawned

front garden and gated side access. The rear garden has a real sense of privacy with a secluded patio raising to a lawn and fence adjoining fields. Newlands Barns is home to six barn conversions, there is guest parking and well maintained front gardens.

Beautifully located on a classic English country lane, certain to appeal to walkers and cyclists, this charming home offers a tranquil rural location yet has the convenience of being within a short drive of useful shopping and recreational facilities in both Allestree and Duffield. If required, the property is within the noteworthy Ecclesbourne secondary school. The busy and vibrant market towns of Wirksworth and Matlock along with the national Trust Kedleston Hall, Kedleston Park golf course and Peak District are also a short drive away.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

Entering the property through an Oak entrance door with Oak framed double glazed window, central heating radiator, solid Oak flooring, staircase leading to the first floor with attractive balustrade, exposed beams and understairs storage cupboard.

#### CLOAKROOM

Appointed with a low level WC, wash hand basin, tiled splash backs, central heating

radiator, extractor fan, Oak framed double glazed window, solid Oak flooring.

### LOUNGE

17'5" x 11'6" (5.31m x 3.51m)

A pleasant dual aspect lounge with Oak framed double glazed windows to both the front and rear and featuring a revealed brick chimney breast incorporating multi burner stove and raised stone hearth, solid Oak flooring, exposed beams, two central heating radiators.

### LIVING KITCHEN

19'1" x 17'5" (5.82m x 5.31m)

A large open plan space with an attractive Oak floor throughout.

### KITCHEN AREA

Fitted with a plentiful range of wall and base cupboards with matching cupboard and drawer fronts, solid Oak work surfaces and matching island, electric oven and microwave with an induction hob and extractor fan, integrated fridge/freezer, integrated dishwasher, additional freezer within the

central fitted breakfast island, integrated washer/dryer.

### LIVING AREA

With plentiful space for dining and living furniture, French doors open into the Conservatory, door to outside.

### CONSERVATORY

8'7" x 8'2" (2.62m x 2.49m)

Having tiled flooring, electric heater, views across the garden and doors opening onto the paved patio.

### FIRST FLOOR

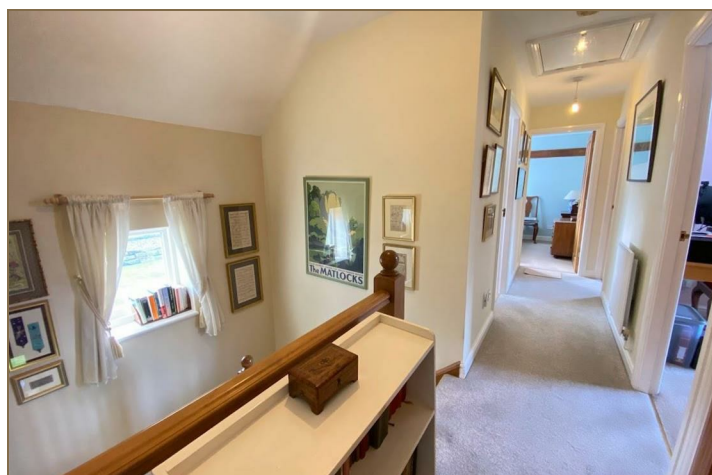
#### LANDING

A pleasant space with access to loft space, double glazed window, built in cupboard housing the hot water cylinder.

### PRINCIPLE BEDROOM SUITE

17'5" x 11'5" (5.31m x 3.48m)

Also enjoying a dual aspect similar to the lounge with built in wardrobes, exposed beam and radiators.



### EN-SUITE

7'8" x 5'2" (2.34m x 1.57m)

Appointed with a shower cubicle, wash hand basin and low level WC, tiled walls and flooring, extractor fan, shaver point, obscure window, double glazed Velux window.

### BEDROOM TWO

12' x 7'6" (3.66m x 2.29m)

Enjoying a rear aspect with both a double glazed and Velux window, exposed beam, radiator.

### BEDROOM THREE

9'3" x 8'11" (2.82m x 2.72m)

Positioned to the front with an aspect over the courtyard with both a double glazed and Velux window, exposed beam, radiator.

### BEDROOM FOUR

8'3" x 7'8" (2.51m x 2.34m)

Also positioned to the front with an aspect over the courtyard with both a double glazed and Velux window, exposed beam, radiator.

### FAMILY BATHROOM

9'8" x 6'9" (2.95m x 2.06m)

Appointed with a bath with a mains shower over and screen, wash hand basin and low level WC, tiled walls, central heating radiator, extractor fan, spotlights to ceiling, double glazed and Velux window.

### OUTSIDE

Externally there is a double width driveway adjoining the attached double garage, lawned front garden and gated side access. The rear garden has a real sense of privacy with a secluded patio raising to a lawn and fence adjoining fields.

Newlands Barns is home to six barn conversions, there is guest parking and well maintained front gardens.

### BRICK DOUBLE GARAGE

17'5" x 15'8" (5.31m x 4.78m)

Having concrete flooring, power, lighting, roof space for storage, up and over electric front doors and personal door giving direct access to the rear garden.



## PLEASE NOTE

A monthly management fee of £60 property is payable into a management company administered by the homeowners (buyer will be added.) Mains services include electric and water supply only.

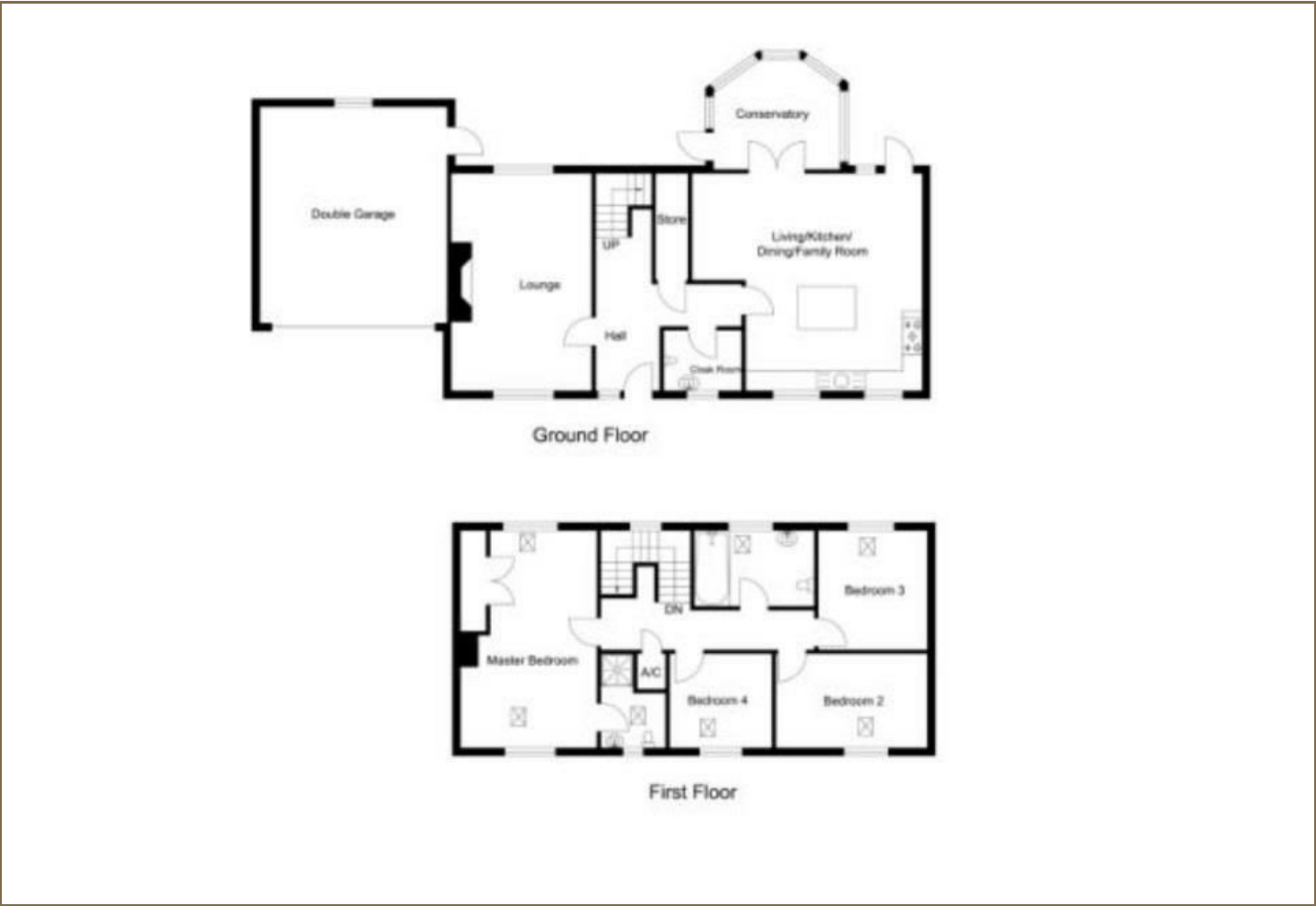
Shared sewerage treatment plant - maintenance costs included within the management costs.



## Road Map



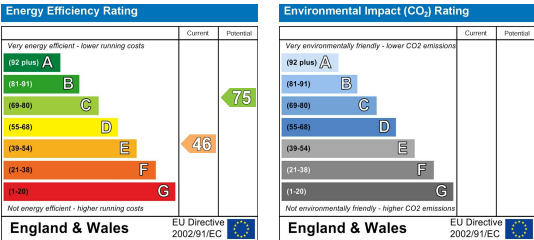
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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