



Woodfall Cottage, Newlands Barns Woodfall Lane, Quarndon, Derby, DE22 5LG

£485,000



Enjoying an idyllic countryside setting within a small and established barn-conversion development is this delightful three bedroom with spacious living accommodation home offering wonderful views.



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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.

Please park within the guest parking spaces.

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.

Woodfall Cottage is delightfully presented offering charming two storey accommodation and enjoys an efficient electric heating system along with a feature log burning stove and A-rated Anglian double glazing. The accommodation comprises, an entrance hallway with aspect of the first floor, cloakroom, charming lounge with log burning stove, wide conservatory and spacious dining kitchen. To the first floor a superb galleried landing leads to three bedrooms, the principle with en-suite and finally a main a bathroom.

Externally there is a double width driveway directly in front of the barn with a lawned garden. The rear focuses on the stunning views and rural aspect having a paved patio, lawn and timber store shed. 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.

A stunning property and location.

ACCOMMODATION

GROUND FLOOR

Entering the property through a composite front door with a side UPVC double glazed picture window into:

HALLWAY

A very welcoming reception area with an aspect to the first floor, inset LED spotlights, radiator.

CLOAKROOM

Having a wash basin set into a vanity store unit, WC, vinyl flooring, inset ceiling spotlights, radiator and coat hanging.

LOUNGE

12'11" x 14'3" (3.95 x 4.35)

A beautiful lounge area featuring a wide red brick chimney with stone hearth and an inset 11kw log burner, wooden flooring, inset ceiling spotlights, recessed alcove wall lighting, two central heating radiators, French doors lead into:

CONSERVATORY

7'11" x 20'7" (2.42 x 6.28)

A wide room connecting the lounge and hall and facing out overlooking the garden and stunning views beyond. Of brick base construction with wooden framed windows and a glazed pitched roof with opening, French doors to the garden, wooden flooring and electric heaters.

DINING KITCHEN

10'0" x 14'9" (3.07 x 4.52)

A large open plan sociable space having an extensive range of fitted units with matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, electric oven and induction hob with extractor fan over, integrated washing machine, fridge and freezer, plumbing and electrics for a dishwasher, front facing UPVC double glazed window.

DINING AREA

7'11" x 10'0" (2.42 x 3.07)

At the opposite end is an attractive dining area with Velux windows and UPVC double glazed French doors to the garden, inset ceiling spotlights, radiator.

FIRST FLOOR

LANDING

A dog leg staircase with attractive spindles and balustrade rises to a galleried landing with UPVC double glazed windows to both the front and rear elevations, additional rear



Velux window, inset LED spotlights and access to a useful boarded loft storage space, radiator.

BEDROOM ONE

8'7" x 13'0" (2.64 x 3.97)

A generous double bedroom with rear facing UPVC double glazed window and Velux window offering stunning views, ample space for bedroom furniture and radiator.

EN-SUITE

5'6" x 5'11" (1.70 x 1.82)

Appointed with a corner shower cubicle with mains chrome shower and screen door, wash basin sat neatly onto a vanity unit, WC, vinyl flooring, tiled walls, UPVC double glazed window and Velux window, inset LED spotlights and extractor fan, towel radiator.

BEDROOM TWO

7'11" x 10'9" (2.42 x 3.28)

A second double bedroom with UPVC double glazed window and Velux window offering a pleasant aspect of the front courtyard, radiator.

BEDROOM THREE

6'6" x 10'9" (2 x 3.28)

A third single bedroom or study having a rear facing UPVC double glazed window and Velux window with offering stunning views, radiator and airing cupboard housing the upgraded 210 litre hot water cylinder and electric heating boiler.

BATHROOM

5'4" x 6'7" (1.65 x 2.02)

Pleasantly appointed with a white three piece suite comprising a panelled bath with mains chrome shower over and screen, wash basin and WC, vinyl flooring, UPVC double glazed window and Velux window, inset LED spotlights and extractor fan, radiator.

OUTSIDE

To the immediate rear of the barn is a paved patio, with a lawn beyond. There are two useful combined garden stores and at the rear of the garden is a three bar fence allowing for uninterrupted views.

The frontage has both a lawned garden and



block double width driveway. An attractive Wisteria is beautifully trained around the front lounge window. Brick and tiled bin store for rubbish bins.

There are additional guest parking spaces.

PLEASE NOTE

A monthly management fee of £50 property is payable into a management company administered by the homeowners (buyer will be added.) Mains services include electric and water supply only.

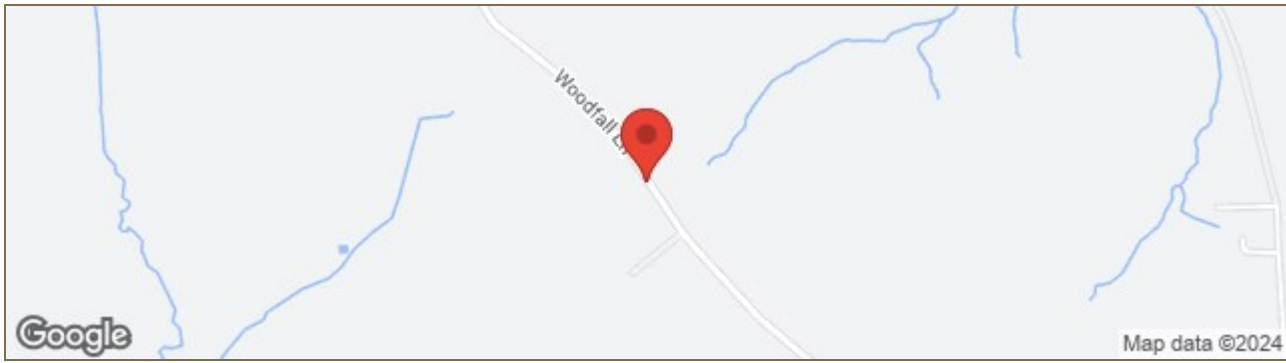
Shared sewerage treatment plant - maintenance costs included within the management costs.

The vendor has installed a directional antenna and receives speeds of up to 50mb.

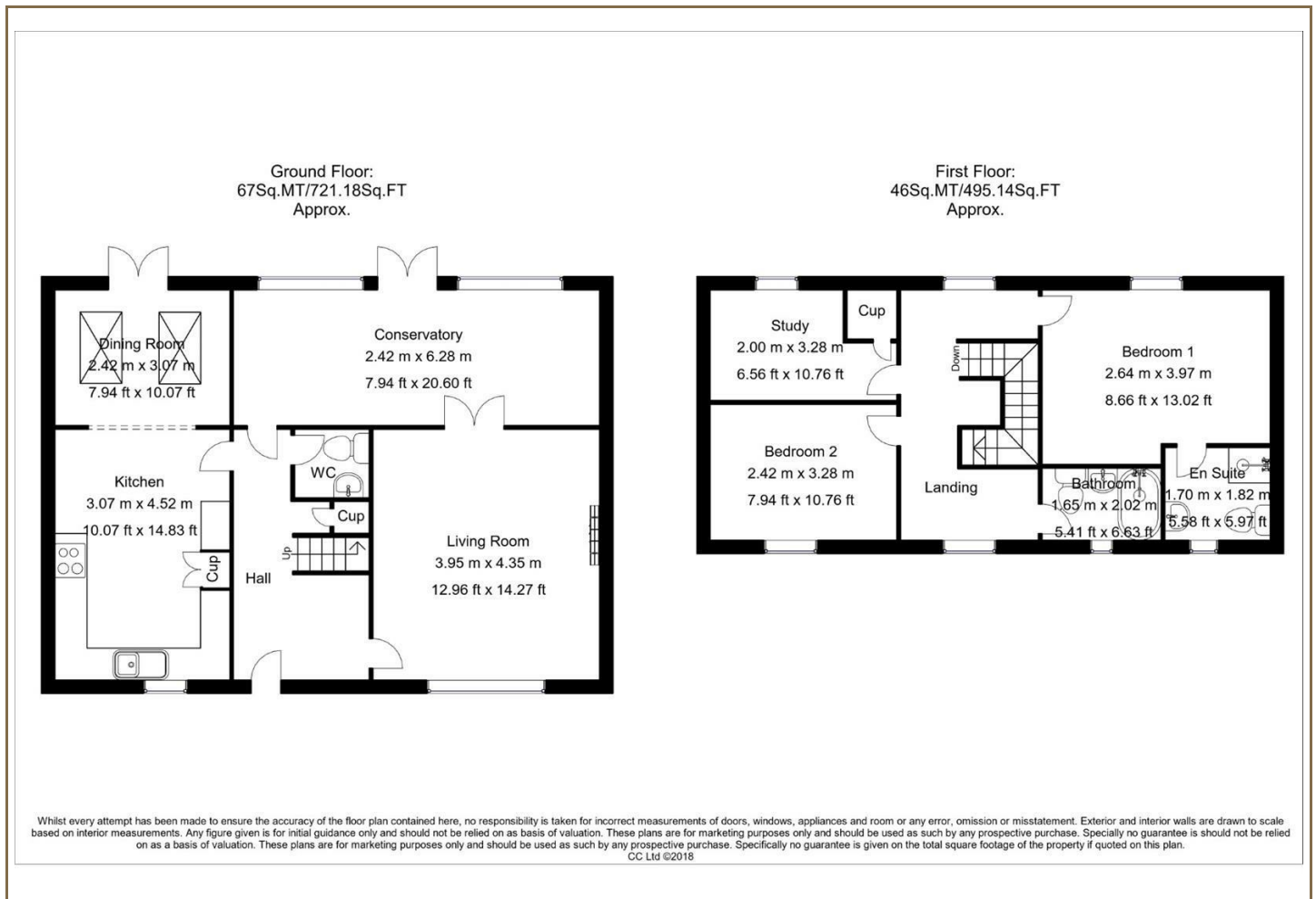
The monthly management fee covers the bi-annual hedge cutting along the drive and front gardens, the cutting of the front lawns fortnightly over spring to autumn and the servicing/maintenance of the sewerage treatment plant bi-annually.



Road Map



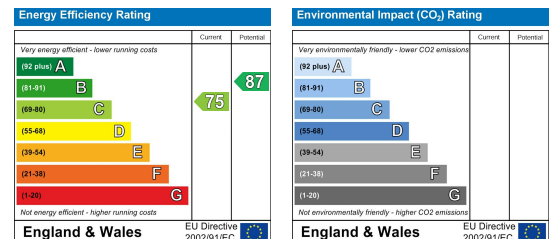
Floor Plan



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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