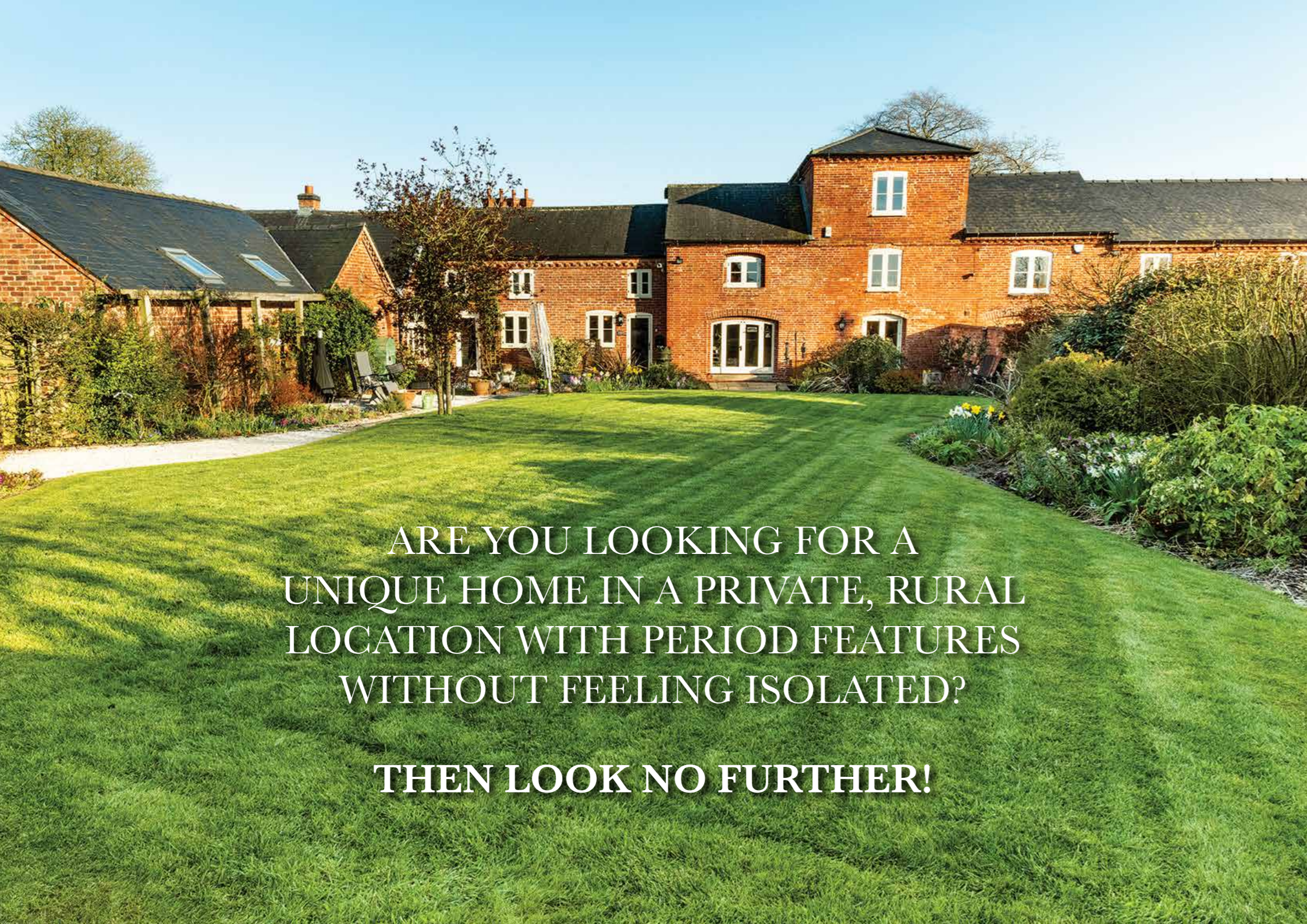




Olivia
Nichols
PROPERTY PROFESSIONALS

TOWER BARN

Somersal Herbert | Derbyshire Dales



ARE YOU LOOKING FOR A
UNIQUE HOME IN A PRIVATE, RURAL
LOCATION WITH PERIOD FEATURES
WITHOUT FEELING ISOLATED?

THEN LOOK NO FURTHER!

Tower Barn is perfectly positioned between two historical market towns, Ashbourne in Derbyshire and Uttoxeter in Staffordshire, enjoying the very best that the two counties have to offer. The property also benefits from excellent commuter links to Derby, Stoke-on-Trent, Nottingham and Birmingham.

In addition to the primary home, garden and detached annex there is also the opportunity to purchase a 0.68 acre orchard and an 8 acre+ field (*available by separate negotiation*).



Ashbourne Market Place, home to the renowned Royal Shrovetide Tuesday street football game



The Great Ridge in the English Peak District



First Race meeting of the year at Uttoxeter Racecourse



FIRST IMPRESSIONS *do* COUNT

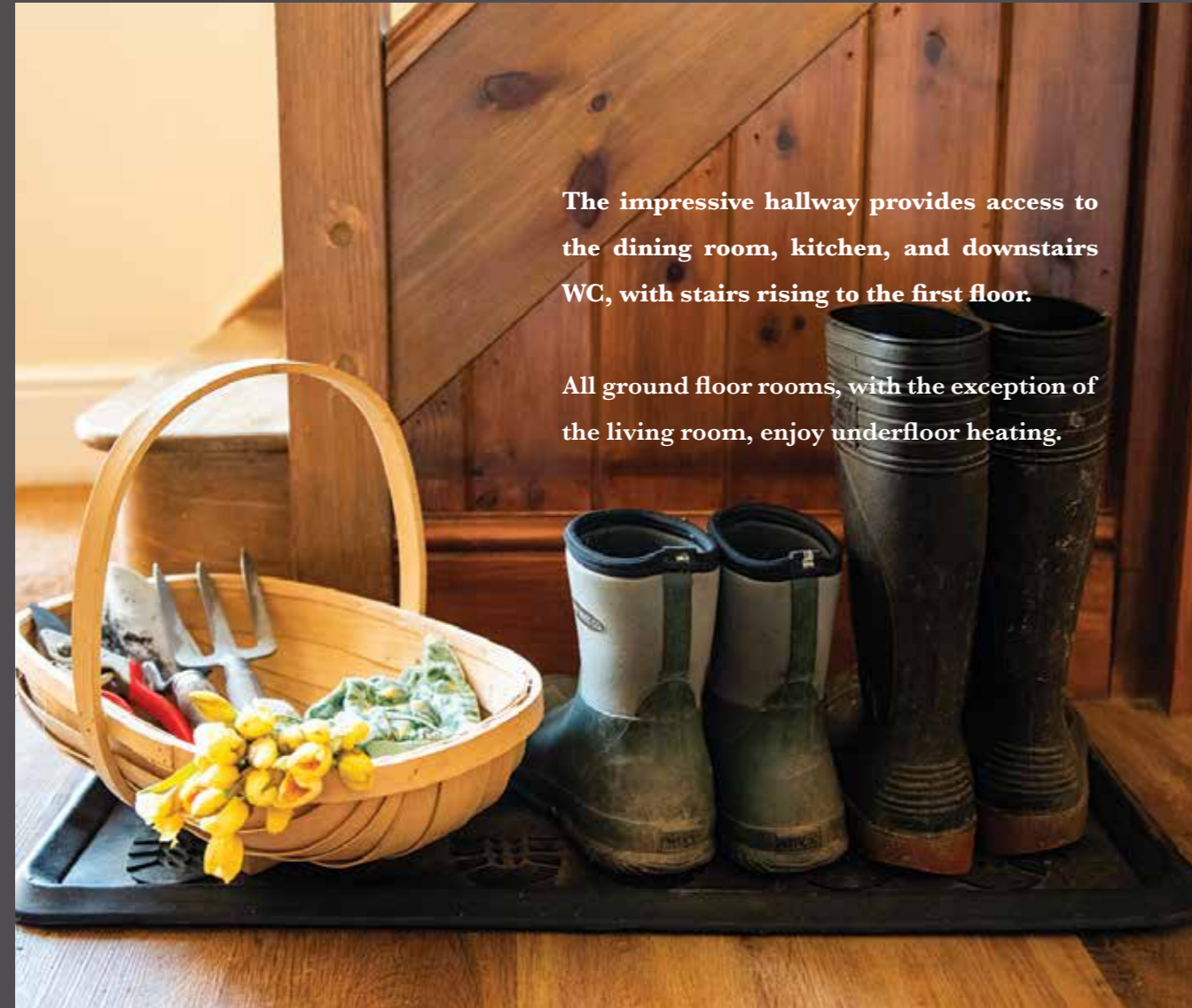


and wow **WHAT AN IMPRESSION**

Somersal Herbert is a tranquil hamlet, home to only approx. 50 properties and is set in a quiet and peaceful pocket of open countryside.

Tower Barn is idyllically set, and unseen from the lane. Pull into the shared access road and onto the private driveway where there is ample parking for plenty of vehicles in addition to the double garage.

Follow the path alongside the beautifully manicured gardens and lawn to arrive at the glazed entrance door and enter this traditional brick-built barn conversion renovated to the highest standards, both private and inviting.



The impressive hallway provides access to the dining room, kitchen, and downstairs WC, with stairs rising to the first floor.

All ground floor rooms, with the exception of the living room, enjoy underfloor heating.



what a way TO MAKE AN ENTRANCE



DINING IN *style*

Hang your coat on the hooks in the WC or stash your outerwear away in the handy storage cupboard under the stairs, then freshen up in the immaculately finished cloakroom with wash hand basin and WC.

The Karndean flooring extends from the hallway into the spacious dining room, which is framed by an original beam and enjoys views over the patio area and garden.





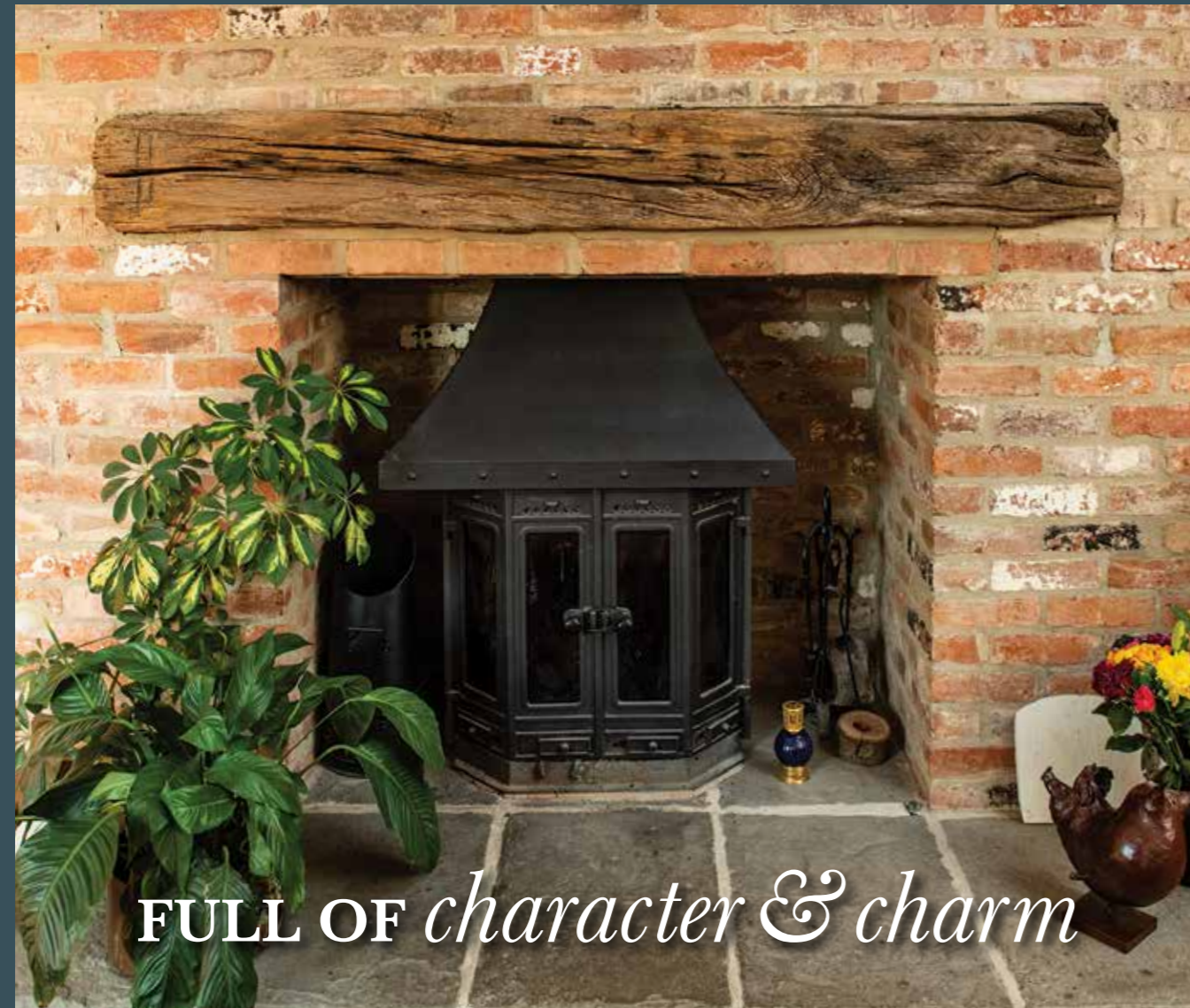
Upon entering the living room, you are immediately struck by the height of the magnificent, exposed beam and vaulted ceiling which extends to 5m in height with the added advantage of a central exposed brick fireplace with log burning stove.

LIVING UP TO *expectations*



Relax and unwind in this lavishly sized room, where the feature picture window frames the view out over the garden and the Velux windows flood the room with natural light.





FULL OF *character & charm*

The log-burning stove ensures an ambient warmth in the winter months and a beautiful focal point in the summer. The richly toned beams enhance the rural feel of this home, private and not overlooked.





COSY *and* WELCOMING
ENHANCING THE
traditional farmhouse feel
OF THIS HOME

The traditional farmhouse feel of this kitchen is further enhanced by the black granite worktops which contrast beautifully with the cream cabinetry and the red eye-catching Rangemaster electric induction cooker.

The fitted appliances include an integral dishwasher, fridge freezer, and microwave. The solid wood, French style doors open out onto the garden, welcoming the outside, inside, during those long summer days, just perfect for family entertaining.





THE PERFECT INGREDIENTS
to make the perfect kitchen



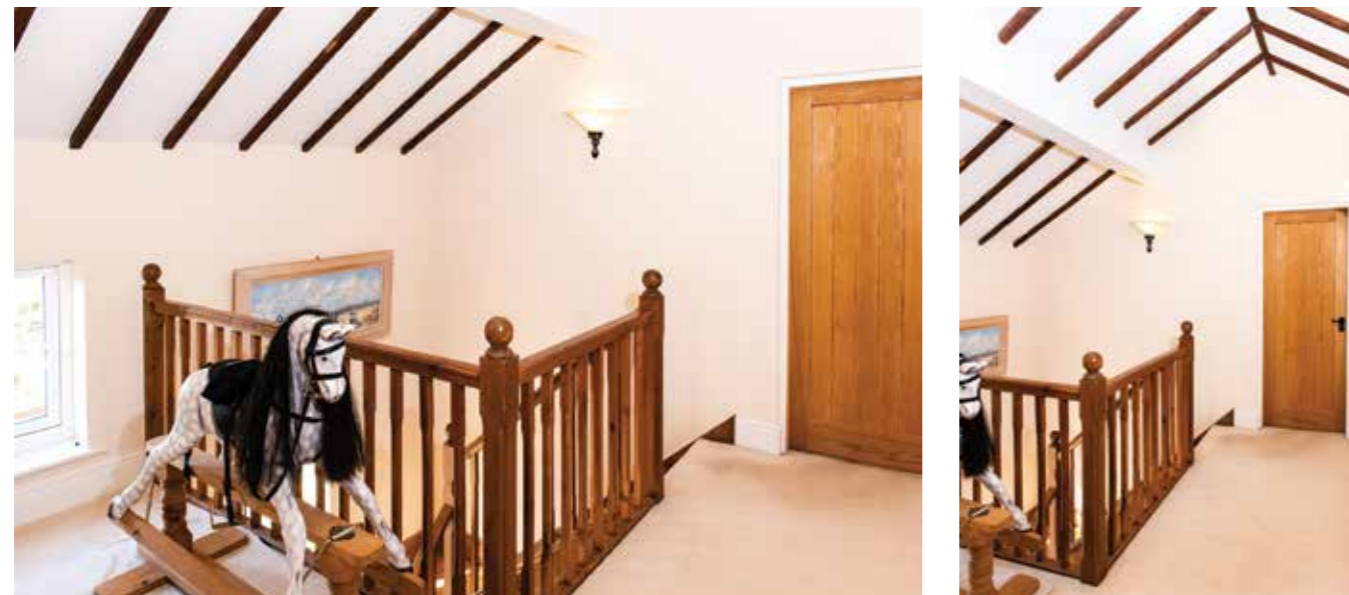
...and the cherry on the top is the 'must have' laundry room which houses the central heating boiler and has wall mounted cupboards, creating a useful space away from the main kitchen.



The snug with beamed ceiling and Karndean flooring provides an additional space in which to escape, a cheerful and pleasant room for intimate evenings, listening to or playing music, an artist's studio or hobby room, the snug allows you to extend your living space to truly enjoy your home.

This room would also be well suited to either a home office or child's playroom, helping you to keep these areas separate to the main living space. Comprising of a beamed ceiling and French style patio doors leading to the main garden.





Step upstairs to the light, bright landing with beamed ceilings and bare brick features.



After ascending the wooden staircase in the entrance hallway, you arrive at a generous landing, which provides access to three of the four bedrooms, the family bathroom and the staircase leading into the tower.



big, bright & beautiful
MASTER BEDROOM



On stepping into the primary bedroom, you are instantly greeted by the wonderful sense of space with a vaulted ceiling, exposed beams and built-in wardrobes, with a door leading into the en-suite bathroom, *PLUS* all the bedrooms are carpeted and are of good proportions.





A door leads from the primary bedroom into the en-suite bathroom which is fitted with low level flush WC, wash hand basin, shower cubicle, and designer heated towel rail.



soak up
THE ATMOSPHERE

Refresh and revive in the fitted family bathroom which comprises of a 'P' shaped bath with shower over, wash hand basin and WC.



sweet dreams



softly slumber



the feature **TOWER BEDROOM**

The feature Tower is entered via a carpeted staircase which leads off to the second storey bedroom. This sizeable bedroom has exposed beams, carpeted flooring and elevated views over the garden and surrounding countryside.



THE ANNEX
practical, private, perfect
WHAT A LITTLE GEM!



Situated at the top of the garden and accessed via the driveway, the one bedroom annex, which incorporates the double garage is replete with ground floor reception room and kitchenette. To the first floor is a generous double bedroom and en-suite shower room.





Ideal as independent accommodation for guests, visitors or relatives, this very useful and private space, could serve as guest accommodation, space for a teenager to gain some independence, a home office or home gym.



The garden serves as an extension to the internal charm of this lovely home and is well concealed from all sides, enjoying a good degree of privacy for you and your family.

With impressive proportions extending in total to 0.24 acres with a good-sized lawn and mature borders which are planted with a variety of mature shrubs and herbaceous perennials. Also boasting a large sunken patio area, perfect for entertaining family and friends at any time of the year.

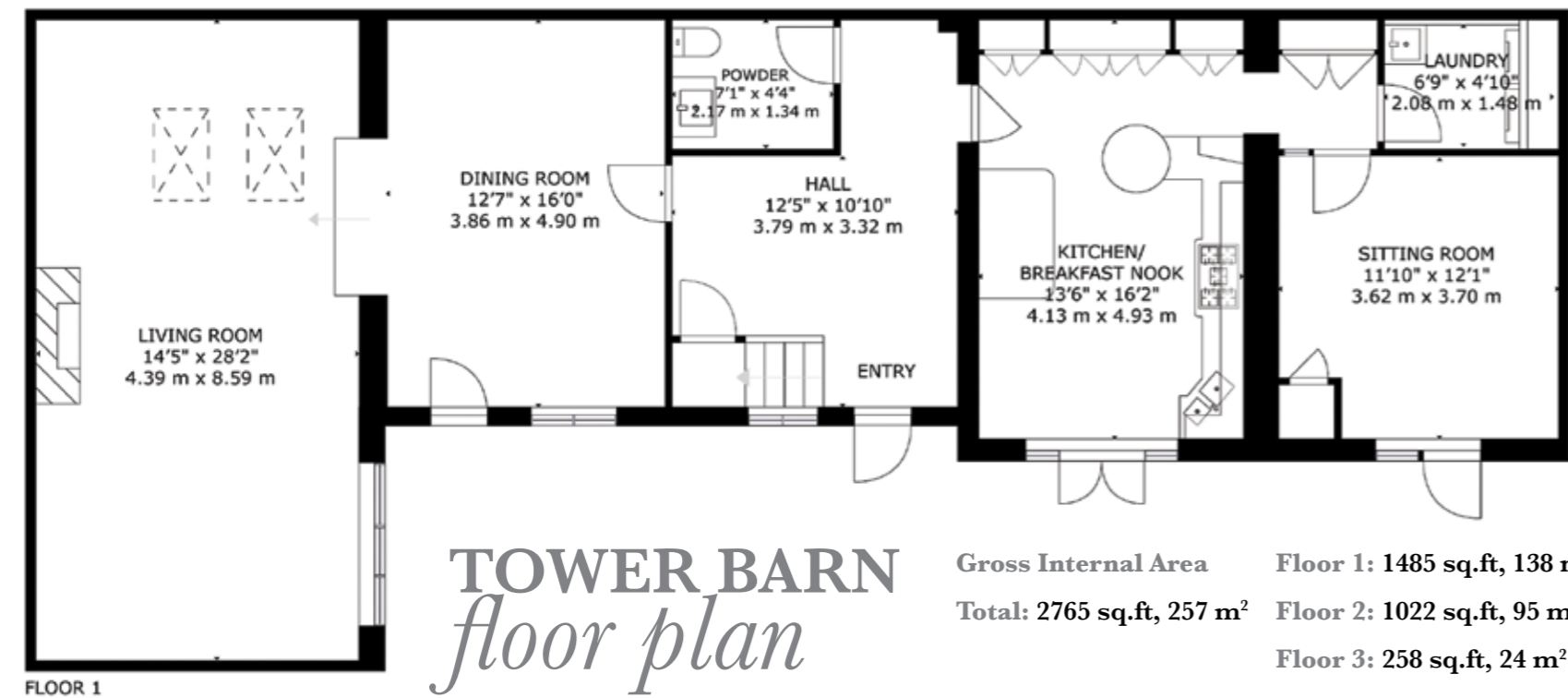
the beauty of this garden

...is that it offers ample opportunity to seek both sunshine and shade.



enjoy MORNING, NOON & NIGHT
THE GARDEN OF YOUR *dreams*

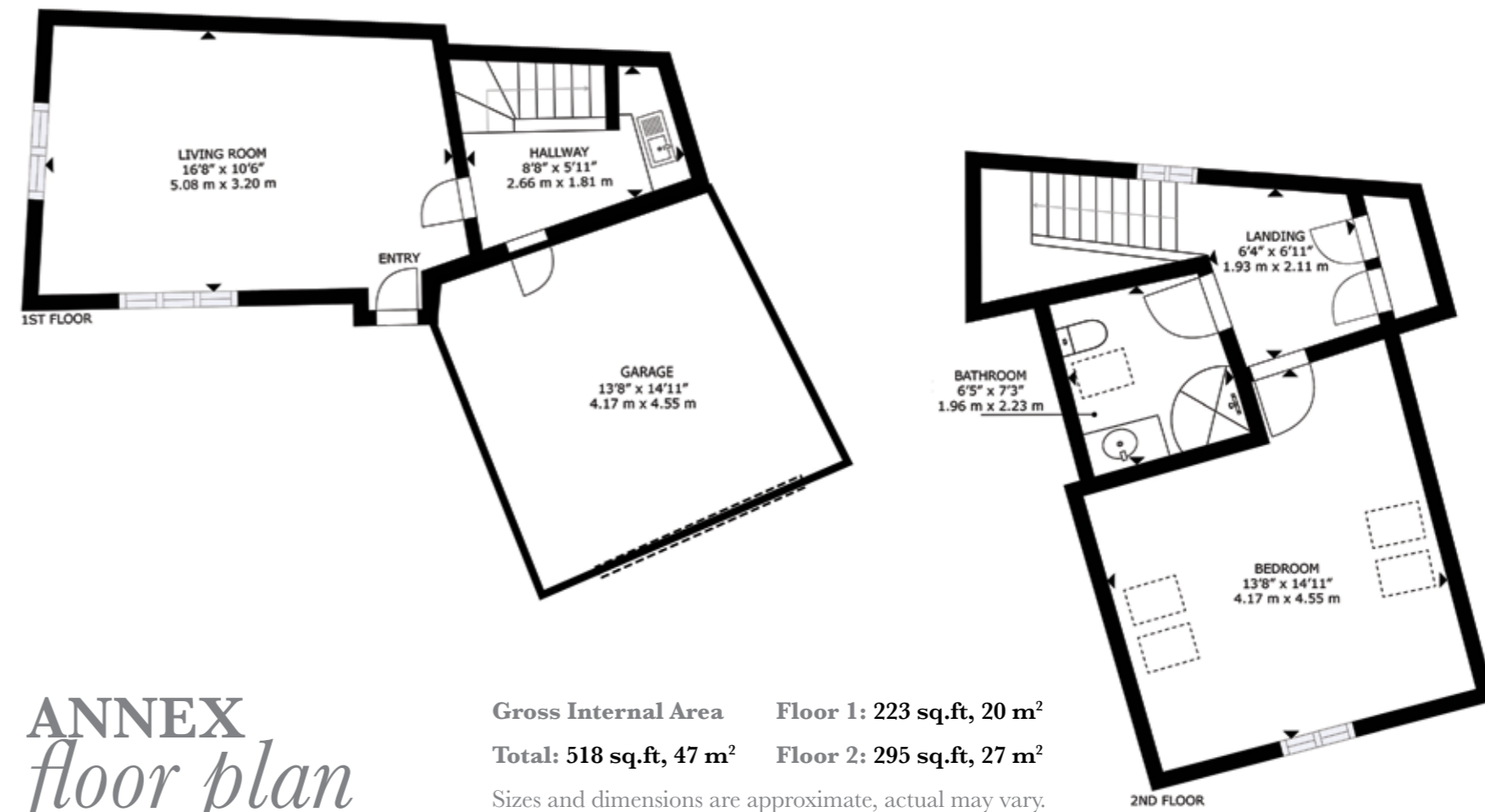
Sizes and dimensions are approximate, actual may vary.



TOWER BARN floor plan

Gross Internal Area

Floor 1: 1485 sq.ft, 138 m ²
Total: 2765 sq.ft, 257 m ²
Floor 2: 1022 sq.ft, 95 m ²
Floor 3: 258 sq.ft, 24 m ²



ANNEX floor plan

Gross Internal Area

Floor 1: 223 sq.ft, 20 m ²
Total: 518 sq.ft, 47 m ²
Floor 2: 295 sq.ft, 27 m ²

Sizes and dimensions are approximate, actual may vary.

Tenure: Freehold.

Council tax: Derbyshire Dales District Council band F.

Services: Mains water, electricity, LPG tank for the heating, private drainage and an internet broadband connection.

There is a right of way to access the property over private ground.

Private drainage is by way of a sewage treatment plant which was installed in 2016.

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WHAT3WORDS: /// sits.dolly.choirs



Scan to view virtual tour

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