



Highfield Barn Cockshut Lane, Derby, DE73 8DG

£625,000









# Brief Description

AVAILABLE WITH NO UPWARD CHAIN and nestled in the CHARMING VILLAGE OF MELBOURNE, this barn conversion offers a unique opportunity for those seeking a blend of countryside tranquillity and modern living. With SIX SPACIOUS BEDROOMS and three bathrooms, this property is ideal for families or those desiring ample space.

Accessed via a PICTURESQUE TREE-LINED PRIVATE DRIVEWAY, the home is set against the STUNNING BACKDROP of 50 acres of National Forest woodland, ensuring a SERENE AND PRIVATE environment. The property presents an EXCELLENT OPPORTUNITY FOR IMPROVEMENT, alteration, or extension, allowing you to tailor it to your personal taste.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient GROUND FLOOR WC. The EXPANSIVE LIVING ROOM features dual aspect double glazed windows, a charming window seat, and French doors that open onto the garden, flooding the space with natural light. The OAK CEILING BEAMS and CENTRAL INGLENOOK FIREPLACE, complete with a multi-fuel burning stove, add character and warmth.

Opposite the living room, the dining room showcases a STRIKING STONE FIREPLACE AND EXPOSED FLOORBOARDS, creating an inviting atmosphere for family meals. The open-plan kitchen living diner is a highlight, FEATURING FLAGSTONE TILED FLOORING, modern wall and base units with oak worktops, a Belfast sink, and a Rangemaster double oven and grill, perfect for culinary enthusiasts.

The first floor hosts a GENEROUS MASTER BEDROOM with a dressing room and a luxurious four-piece en-suite, along with a second bedroom that also benefits from its own en-suite. With a total of six well-sized and versatile bedrooms, there is ample room for family members or the option to create a home office.

Externally, the SOUTH FACING REAR GARDEN offers a mix of gravelled and paved patios, shaped lawns, and mature shrubs, all within a completely private setting. The property offers a offer a driveway providing parking for multiple vehicles and a double garage



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## ON THE FIRST FLOOR

Entrance Hall	
Living Room	17'7" x 16'0" (5.36m x 4.88m)
Ground Floor WC	8'9" x 3'11" (2.67m x 1.19m)
Dining Room	13'9" x 15'9" (4.19m x 4.80m)
Family Room	13'1" x 9'7" (3.99m x 2.92m)
Kitchen Diner	23'9" x 16'6" (7.24m x 5.03m)
Utility Room	10'10" x 7'8" (3.30m x 2.34m)
Further Ground Floor WC	

## ON THE FIRST FLOOR

Landing	
Master Bedroom	18'3" x 9'11" (5.56m x 3.02m)





Walk-in Wardrobe	6'6" x 5'7" (1.98m x 1.70m)
En-suite	8'2" x 5'7" (2.49m x 1.70m)
Bedroom 2	13'3" x 12'8" (4.04m x 3.86m)
Bedroom 3	9'9" x 13'5" (2.97m x 4.09m)
Bedroom 4	13'11" x 7'7" (4.24m x 2.31m)
Bedroom 5	8'7" x 12'8" (2.62m x 3.86m)
Bedroom 6	10'8" x 6'11" (3.25m x 2.11m)
Family Bathroom	7'3" x 5'4" (2.21m x 1.63m)

#### ON THE OUTSIDE

Front Garden	
Rear Garden	
Driveway	
Double Garage	18'4" x 21'7" (5.59m x 6.58m)

## Key Features

- 5/6 Bedroom Barn Conversion & Double Garage
- Open Plan Living Dining Kitchen
- Separate Spacious Dining Room
- Available With No Upward Chain
- Main Family Bathroom & En-suite To Second Bedroom
- Picturesque Setting Overlooking National Forest
- Large Living Room With Feature Fireplace
- Master With Walk-in Wardrobe And En-suite
- Substantial Sunlit Private Rear Garden Plot
- Located Off A Private Driveway In Highly Sought After Melbourne

















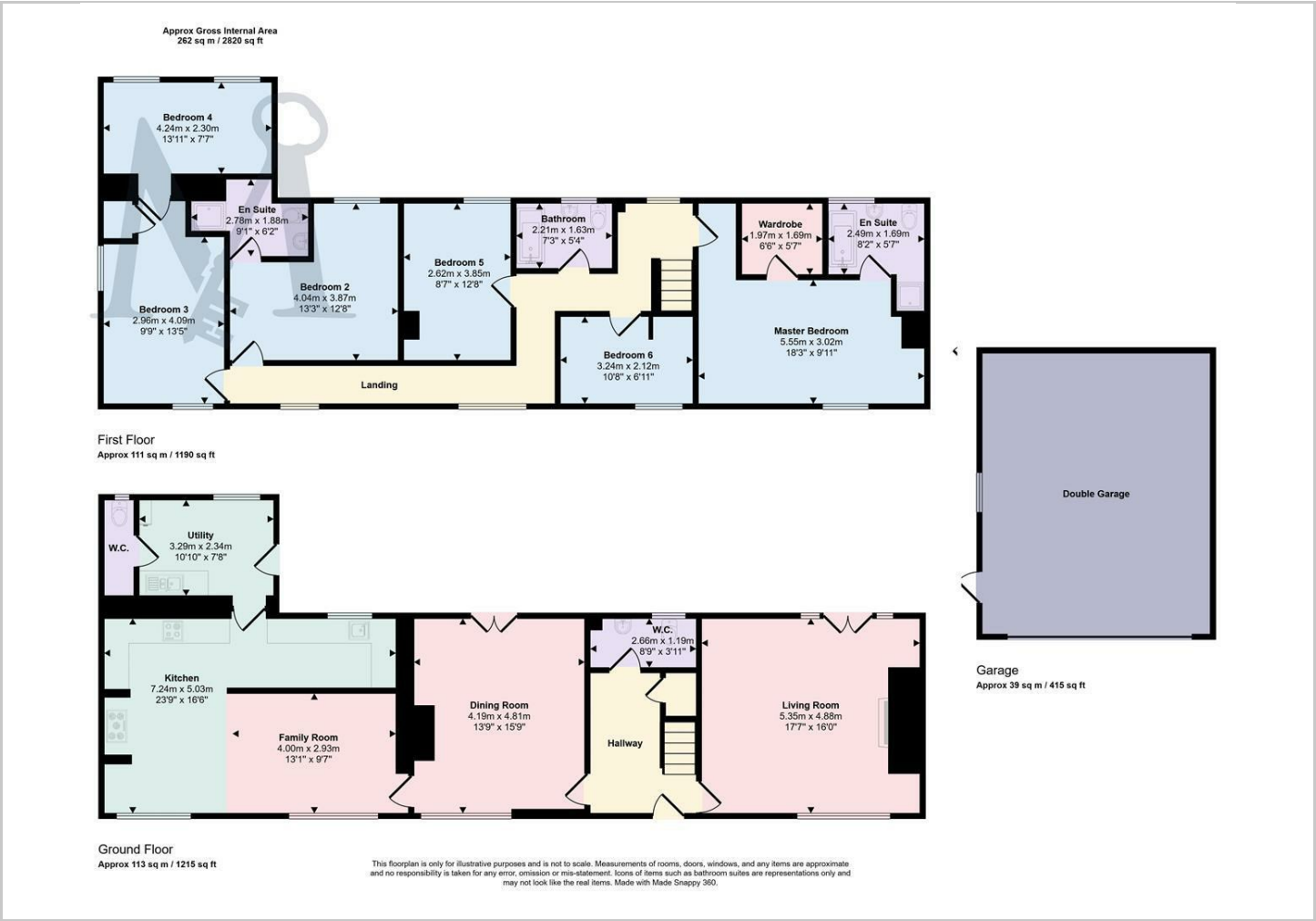








Floor Plans



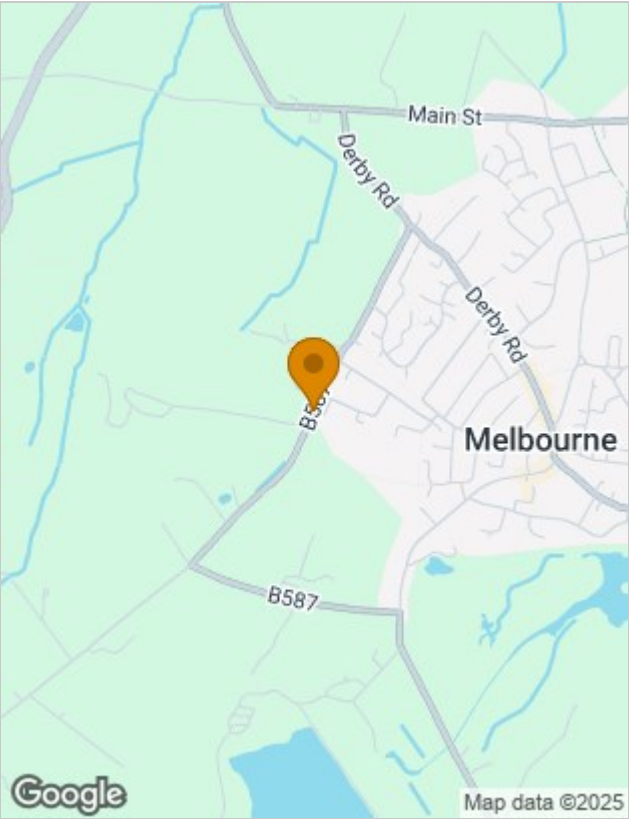
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

