

# Love Twenty Acres, Dalbury Lees, Ashbourne

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+ CO





Love Twenty Acres, Ashbourne, DE6 5BG  
Guide price £525,000



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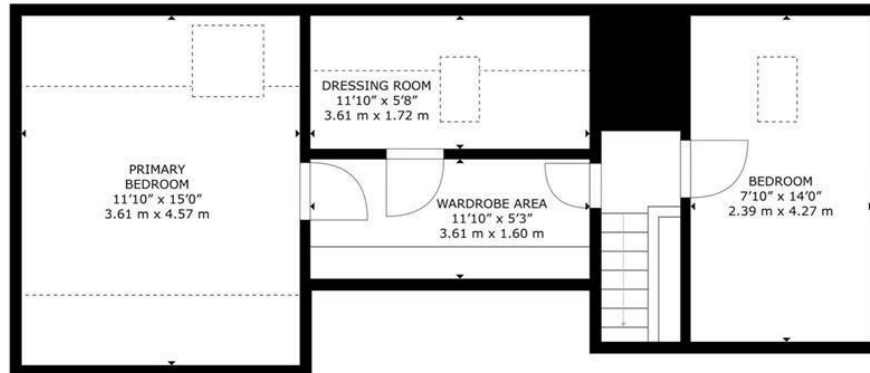
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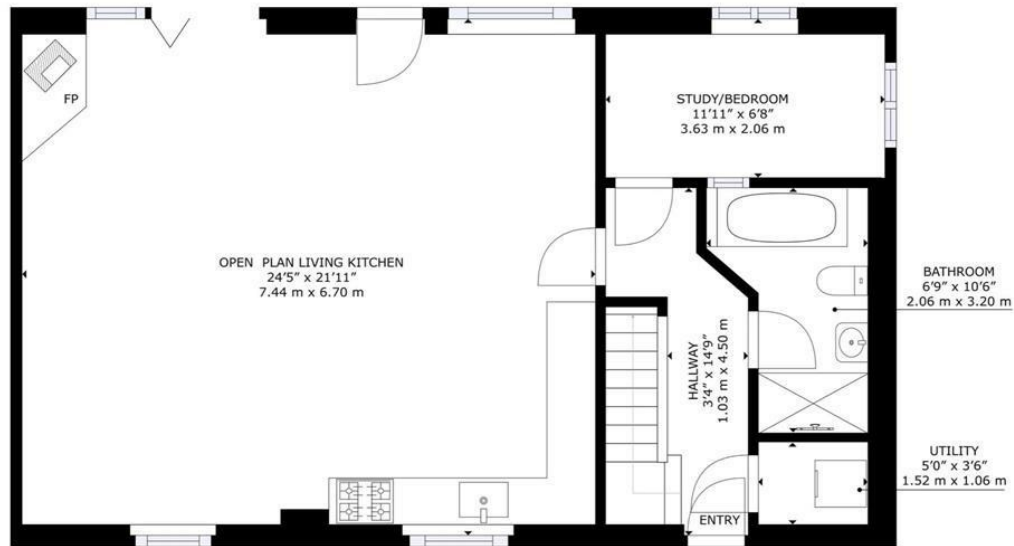
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# Floor Plan



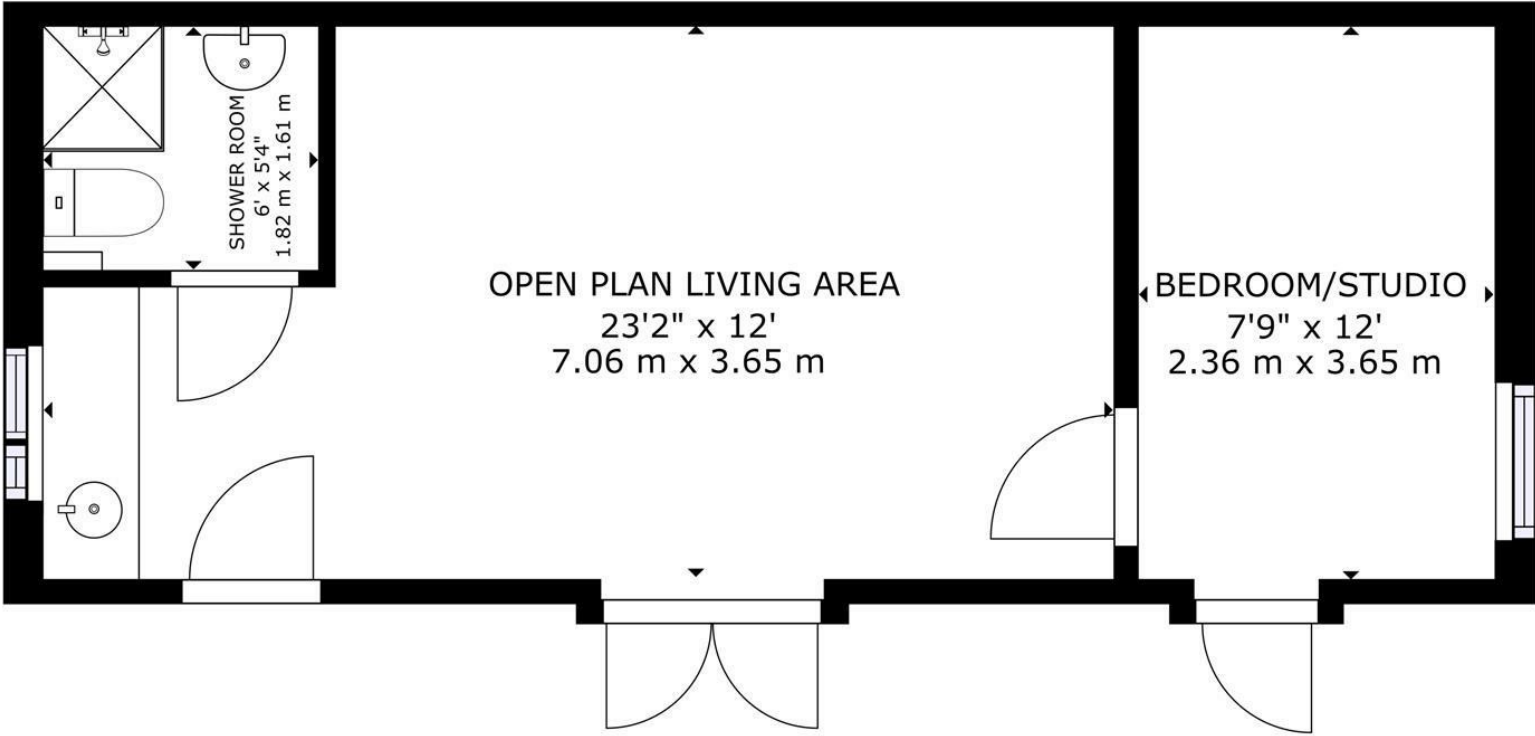
FLOOR 2



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 808 sq. ft, 75 m<sup>2</sup>, FLOOR 2: 384 sq. ft, 35 m<sup>2</sup>  
TOTAL: 1,192 sq. ft, 110 m<sup>2</sup>  
REDUCE HEADROOM BELOW: 1.5M: 99 sq. ft, 9 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 377 sq ft, 35.01 m<sup>2</sup>  
TOTAL: 377 sq ft, 35.01 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.













**BEAUTIFUL BARN CONVERSION WITH STUNNING SUMMERHOUSE** - Beautifully appointed two/three bedroom barn conversion set within a generous plot of around half an acre, offering **EXCEPTIONAL FAR REACHING COUNTRYSIDE VIEWS** and an idyllic countryside setting and also falls within the noted Ecclesbourne School Catchment. The accommodation has been comprehensively upgraded and presented to a stylish theme and offers a superb open plan living dining kitchen with bi-folding doors, log burner and contemporary brushed stainless steel kitchen units with bespoke polished concrete worktops. The property offers improved energy efficiency with the addition of **SOLAR PANELS** and **AIR SOURCE HEAT PUMP**.

The accommodation has a Nest smart digital thermostat system, double glazing and in brief comprises: hallway, spacious and beautifully appointed open plan living dining kitchen with bi-folding doors and log burner, utility room, study/bedroom three and ground floor contemporary bathroom. The first floor landing leads to two bedrooms, including primary bedroom suite with walk through wardrobe area, dressing room and bedroom area with large velux window offering delightful far reaching views.

The property is approached along a private gated driveway and offers generous gravelled parking area, extensive lawned area, raised level timber decked seating area and paved patio area providing access to a timber framed sauna. There is an extensive lawned area with access to a kids play area and the stunning large timber framed summerhouse that could be used as occasional accommodation has a superb open plan living area, bedroom/studio, mezzanine bedroom area and a shower room. The summerhouse also has a timber decked seating area with jacuzzi and exceptional far reaching views.

- Beautifully Appointed Two/Three Bedroom Barn Conversion
- Delightful Countryside Setting with Plot of Around Half Acre
- Stylish Presentation & Contemporary Specification
- Primary Bedroom Suite with Dressing Room & Walk Through Wardrobe
- Generous Plot with Extensive Front Garden with Stunning Far Reaching Views
- Ecclesbourne School Catchment Area
- Solar Panels, Air Source Heat Pump & Double Glazing
- Hallway, Utility, Ground Floor Bathroom & Study/Bedroom Three
- Large Timber Framed Summerhouse with Two Bedroom Areas & Shower Room
- No Chain Involved













## LOCALITY & AMENITIES

This property is located just outside the beautiful Derbyshire Village of Dalbury, surrounded by beautiful open countryside. The village has the benefit of a delightful village green and the Cow Gastro Pub and the property is also located close to the Horseshoes Gastro Pub on Long Lane.

The property is located within easy access of the nearby village of Kirk Langley and an excellent range of amenities in Mickleover. There is also easy access to the A52 which links to the beautiful town of Ashbourne (12 miles) and Derby City Centre with a full range amenities (7 miles)

There is a choice of Secondary Schools between The Ecclesbourne School (at Duffield), Queen Elizabeth's Grammar School (Ashbourne) and John Port School (Etwall) - the properties actual school catchment is Ecclesbourne School.

## THE ACCOMMODATION

### GROUND FLOOR

#### Superb Open Plan Living Dining Kitchen

24'5 x 21'11 (7.44m x 6.68m)

Entrance through a full height double glazed doorway into the open plan living dining kitchen.

#### Dining Kitchen Area

Fitted with beautiful contemporary stainless steel units with brushed stainless steel handles, a bespoke deep polished concrete worktop with undermounted Rangemaster stainless steel one and a half bowl sink with a Quooker instant hot water and sparkling water tap, wall base and drawer units, metro style tiled splashbacks, Bertazzoni stainless steel Range cooker with electric oven and halogen five ring hob with stainless steel extractor unit over, solid oak flooring, central heating radiator, beamed ceiling, recessed LED downlighters, light tube, smoke alarm and obscure wood unit double glazed unit to the rear elevation.

#### Living Area

Fitted with hardwood framed double glazed bi-folding doors giving access through to a timber decked seating area. There is a Carron multi-duel log burning standing on a slate tiled hearth, feature bare brick wall, solid oak flooring, a floor mounted nine column cast iron radiator, beamed ceiling, smart recessed LED downlighters and obscure wood unit double glazed window to the rear elevation. Timber latched door giving access through to the:

#### Hallway

Glazed doorway access to the rear courtyard garden. Fitted with ceramic tiled floor, central heating radiator, beamed ceiling, smoke alarm, under floor heating control for the bathroom. There are latched doors giving access to bedroom three / study, ground floor contemporary bathroom and a utility cupboard.

#### Utility

5'0 x 3'6 (1.52m x 1.07m)

Fitted with low level appliance space with plumbing for an automatic washing machine and higher level appliance space standing on a wooden shelf, wall mounted electrical lighting, lighting, beamed ceiling, coat hooks and ceramic tiled floor.

#### Contemporary Bathroom

10'6 x 6'9 (3.20m x 2.06m)

Fitted with a three-piece suite comprising a wall mounted ceramic wash hand basin with chrome mixer taps, concealed cistern low level WC with chrome push button flush, tiled in bath with wall mounted chrome mixer tap with shower attachment. Shower area with wet room floor, wall mounted chrome recessed shower controls and rain shower head above. Travertine tiled floor, Travertine tiling to the walls, LCD TV built into the recess into the wall unit and built-in sound system, extractor fan and feature glass brick wall into:

#### Study/Bedroom Three

11'11 x 6'8 (3.63m x 2.03m)

Fitted with central heating radiator, recessed LED downlighters beamed ceiling, obscure wood unit double glazed window to the side elevation and wood unit double glazed window to the front elevation.

## FIRST FLOOR

Staircase leading through to the first floor landing from the hallway.

#### Landing

Fitted with smoke alarm, latched doors giving access to the primary bedroom suite and bedroom two.

#### Bedroom Two

Has exposed beams, storage cupboard built into the eaves accessed through a timber latched door and sky light to the front elevation.

#### Primary Bedroom Suite

##### Walk Through Wardrobe Area

11'10 x 5'3 (3.61m x 1.60m)

Bedroom accessed through a walk-in wardrobe area, has a vaulted ceiling, exposed beams, long chrome clothes hanging rail and latched doors giving access through to the primary bedroom and further latched door into the dressing room.

#### Dressing Room

11'10 x 5'8 (3.61m x 1.73m)

Fitted with central heating radiator, sky light window to the front elevation and exposed beam.

#### Spacious Primary Bedroom

15'0 x 11'10 (4.57m x 3.61m)

Fitted with central heating radiator, exposed beams, large Velux double glazed window to the front elevation.

#### Solar Panels & Air Source Heat Pump

Property has 14 solar panels and 2x 5.1kw battery storage and Mitsubishi Ecodan Air source heat pump.

#### Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

## OUTSIDE

#### Gated Entry & Driveway

The property is approached via a long gravelled driveway with gated access at the entry which is key-coded. There is an extensive gravelled parking area which gives access through to an extensive lawned area, kids play area and timber framed stable/large summer house.

#### Front Patio & Gardens

Generous front garden with an Indian sandstone paved patio area, raised level timber decked seating area with contemporary timber screening. There is a timber framed shed with double opening doors, timber framed sauna and outside cold water tap.

#### Spacious Plot

Overall plot area including the driveway is around half an acre.

#### TIMBER FRAMED SUMMERHOUSE/STUDIO

Offering delightful raised level covered seating area and hot tub.

#### Spacious Open Plan Living Area

23'2 x 12'0 maximum (7.06m x 3.66m maximum)

Pine timber vaulted ceiling with exposed beams, solid stained wood floor, kitchen area with wooden worktops, circular stainless steel sink with chrome Monoblock mixer tap, wall mounted electrical fuse box, wood unit double glazed window to the side elevation, doors giving access leading through to a studio area and a ladder leading up to a mezzanine area and doorway giving access through to a shower room.

#### Mezzanine Level Bedroom Area

Accessed by timber ladder from the open plan room. Fitted with two double glazed windows to the side elevation.

#### Shower Room WC

6'0 x 5'4 (1.83m x 1.63m)

Fitted with a three-piece white suite comprising pedestal wash hand basin and chrome Monoblock mixer tap, low level WC with chrome push button flush, shower cubicle with folding glazed door, wall mounted Triton electric shower and laminate splashback panelling. Pine timber walls, extractor fan and tiled effect floor.

#### Potential Studio/Bedroom Area

12'0 x 7'9 (3.66m x 2.36m)

Having sound proofed walls, wall mounted electric radiator, doorway to the front with glazed panel and wood unit double glazed window to the side elevation.

#### Enclosed Rear Courtyard Garden

To the rear of the property is a paved courtyard styled rear garden which has access through to the Mitsubishi air-source heat pump, there is a Keter metal framed plastic shed and a further timer framed shed with storage. The garden is enclosed by a timber fence panelled boundary and dry stone walling.

#### Council Tax Band - C

Band C - Amber Valley Borough Council





## Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

Agents Disclaimer: Curran Birds + CO, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

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## Energy Performance Graph

