

The Byre,  
Ufton Fields Barns,  
Oakerthorpe £575,000



CURRAN BIRDS + CO

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**BARN CONVERSION WITH STUNNING VIEWS** - A truly immaculate stone built, four double bedroom barn conversion with a stunning south west facing landscaped rear garden with far reaching countryside views. The property offers over 2200 square feet of high specification accommodation with a wealth of character and charm. The property includes a beautiful living room with log burner, separate dining room and quality dining kitchen with granite worksurfaces and dining island. There are two staircases, four double bedrooms and quality contemporary bathroom and shower room. An internal inspection is strongly advised in order to appreciate this delightfully situated and beautifully appointed home of immense style and character.





## The Detail

A truly immaculate, high specification barn conversion, occupying this delightful rural position accessed along a private driveway that leads to this exclusive development of only five barn conversions. These properties were converted in 2009 to a quality specification and offering a wealth of character and charm. The property is located a short drive away from the sought after Derbyshire village of Oakerthorpe.

The property has been appointed to the highest of standards and includes flagstone flooring, exposed oak timbers, feature brick walls and oak latched doors and offers impeccably maintained accommodation with the benefit of hardwood double glazing and oil fired central heating.

In brief the property comprises: reception hallway/utility area with stairs leading to the first floor, superb contemporary five piece bathroom suite with feature freestanding bath, double stone wash hand basins and separate shower. There is also a further ground floor shower room, separate dining room, quality dining kitchen with integrated appliances and black granite worktops and dining island and there is a beautiful living room with log burner, feature exposed brick wall and open plan staircase leading to the first floor landing. There are two first floor landings, giving access to four double bedrooms. The spacious primary bedroom also has the benefit of an en-suite wc.



To the front of the property is a gravelled courtyard providing off road parking for four cars. A true feature of this property is the beautifully landscaped south west facing rear garden with generous shaped lawn, feature timber framed pergola walk through and garden pond with indian sandstone seating area and further timber decked seating area offering exceptional far reaching countryside views.





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## The Location

Oakerthorpe is set in the lovely parish of South Wingfield, Derbyshire which is noted for its famous 15th century Manor House. The village boasts the Peacock Inn, home of the noted Pesto Tapas restaurant and dates back to the eleventh century being reputed the oldest inn in the county of Derbyshire.

An excellent range of amenities including a shopping centre, major super markets and schools are in the nearby town of Alfreton just 3 miles away. Oakerthorpe is well placed for access to nearby towns of Belper, Matlock and the Peak District National Park.

The property also offers excellent commuter links with access via the A38 and M1 motorway which is located around 15 minutes drive away.



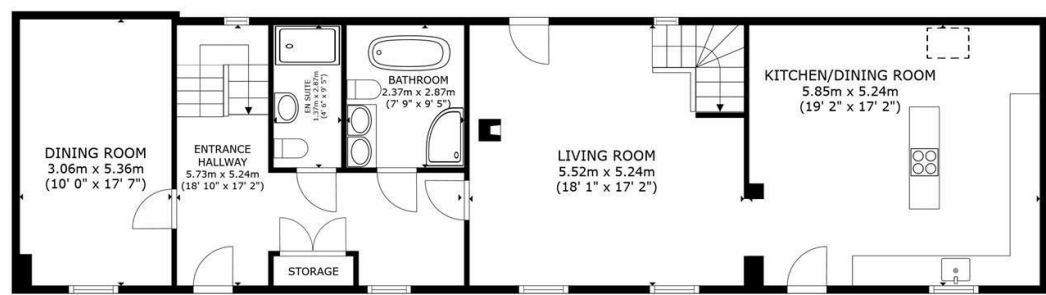




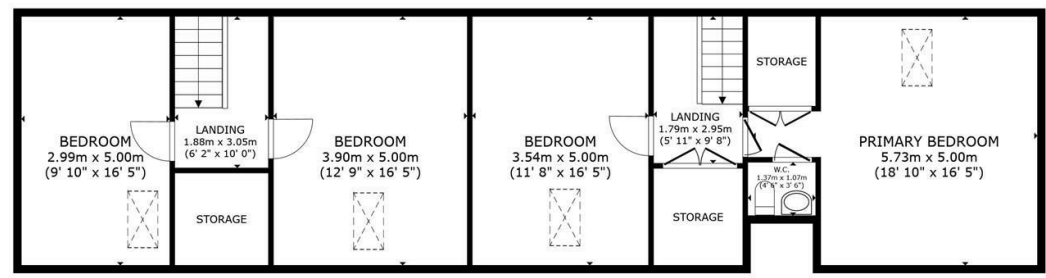


## The Particulars

- Beautiful High Specification Stone Built Barn Conversion
- Rural Position & Stunning Far Reaching Countryside Views
- Over 2200 Square Feet of Living Accommodation
- Exclusive Development of only Five Properties
- Entrance Hallway & Utility Area & Dining Room
- Beautiful Living Room with Log Burner
- Quality Dining Kitchen with Integrated Appliances & Granite Worksurfaces
- Four Double Bedrooms, Contemporary Bathroom & Shower Room
- Generous Gravelled Driveway & Stunning Landscaped South West Facing Garden
- Easy Access to Crich, Belper & Matlock



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 107.8 m<sup>2</sup> (1,160 sq.ft.) FLOOR 2 100.6 m<sup>2</sup> (1,083 sq.ft.)  
 TOTAL: 208.5 m<sup>2</sup> (2,244 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



*Size*

Approx 2244.00 sq ft

*Energy Performance Certificate (EPC)*

Rating C

*Council Tax Band*

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*Let's Talk*

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