

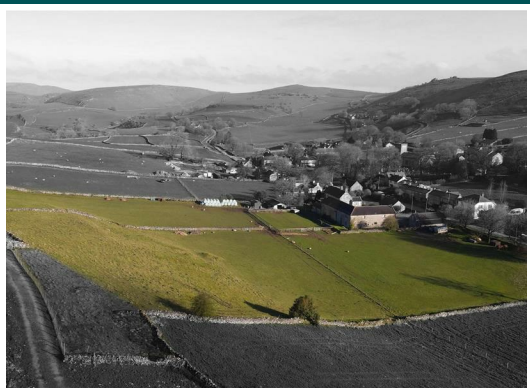
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 **Wright Marshall**  
 Estate Agents

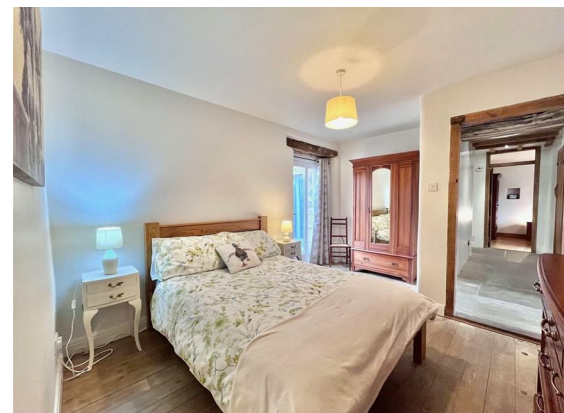
**£895,000**



**HALL BARN  
 EARL STERNDALE  
 BUXTON  
 SK17 0BU**

 6 4 3 D

**COUNCIL TAX BAND: F**



Boasting many original features, this characterful BARN CONVERSIONS offers ample living accommodation, all set within an approximately 4.81-acre plot. The main living area of the property is situated on the first floor, boasting vaulted ceilings, exposed stone walls, and rustic ceiling beams. This area comprises a generously sized living room, a spacious dining kitchen with captivating views of the surrounding fields, and a dining room. Completing the first floor are two double bedrooms and a convenient shower room. The ground floor features a welcoming entrance hall, leading to the primary bedroom with its own ensuite, three additional bedrooms (one of which features an ensuite), a family bathroom, utility room, and a generously proportioned games room. Outside, the property is surrounded by enclosed gardens to the side and rear, while a sizable double garage offers potential for conversion with two rooms above. The adjoining land encompasses four paddocks equipped with stables and additional outbuildings.

#### Entrance Hall

Timber door with double glazed glass panels, under stairs storage cupboard, exposed stone feature walls, stone flooring, and stairs to the first floor.

#### Bedroom One

A timber-framed full height window, two further timber framed double glazed windows, and wooden flooring with underfloor heating.  
5.44m x 5.49m / 17'10" x 18'0" (max)

#### En-Suite

Timber framed double glazed window, enclosed shower cubicle with a wall mounted fitment, WC with a push flush, washbasin with a mixer tap over, ladder style radiator, part tiled walls, and wooden flooring.  
1.75m x 1.91m / 5'8" x 6'3"

#### Inner Hallway

Built in cupboard housing the hot water cylinder, exposed timber ceiling beams, stone flooring with underfloor heating.

#### Bedroom Two

Timber framed double glazed window and wooden flooring with underfloor heating.  
3.56m x 3.91m / 11'8" x 12'9" (max)

#### En-Suite

Walk in shower cubicle with a wall mounted shower fitment, WC with a push flush, washbasin with a mixer tap over, ladder style radiator, part tiled walls, and tiled flooring.  
1.42m x 1.63m / 4'7" x 5'4"

#### Bedroom Three

Timber door with double glazed glass panels and wooden flooring with underfloor heating.  
4.04m x 3.05m / 13'3" x 10'0" (max)

#### Bedroom Four

Timber-framed double glazed window, wooden flooring with underfloor heating.  
2.59m x 3.71m / 8'5" x 12'2" (max)

#### Bathroom

Timber framed double glazed full height window, bath with a mixer tap and handheld shower fitment, enclosed shower fitment with an electric wall mounted shower fitment over, WC with a push flush, washbasin with a mixer tap over, ladder style radiator, part tiled walls, and wooden flooring.  
1.70m x 3.71m / 5'6" x 12'2"

#### Utility Room

Timber framed window with double glazed glass panels, ceramic Belfast sink, fitted base units with a granite work surface over, plumbing for a washing machine, boiler, stone flooring, and stairs to the first floor.  
4.09m x 2.13m / 13'5" x 6'11"

#### Games Room

Timber external door and exposed stone feature walls.  
5.38m x 5.89m / 17'7" x 19'3"

#### First Floor Landing

Timber framed double glazed window, Velux window, exposed stone feature walls, and wooden flooring with underfloor heating.  
5.49m x 3.38m / 18'0" x 11'1"

#### Living Room

Three double glazed windows, log burner, exposed stone feature walls, exposed timber ceiling beams, and wooden flooring with underfloor heating.

#### Dining Kitchen

Timber framed double glazed windows, fitted base units with a granite worktop over, space for a Rangemaster cooker with a matching extractor fan over, ceramic double sink with a mixer tap over, integral NEFF dishwasher, kitchen island with a granite worktop and pop-up power points with USB and USC charging points, exposed stone feature walls, exposed timber ceiling beams, and wooden flooring with underfloor heating.  
5.49m x 7.47m / 18'0" x 24'6"

#### Dining Room

Timber framed double glazed window, exposed timber ceiling beams, and wooden flooring with underfloor heating.  
4.09m x 4.06m / 13'5" x 13'3"

#### Bedroom Five

Timber framed double glazed window, wooden flooring with underfloor heating.  
5.31m x 2.87m / 17'5" x 9'4" (max)

#### Bedroom Six

Timber framed double glazed window, wooden flooring with underfloor heating.  
5.31m x 2.44m / 17'5" x 8'0" (max)

#### Store Room

Fitted shelving, wooden flooring with underfloor heating.

#### En-Suite

Velux window, enclosed shower cubicle with a wall mounted fitment, WC with a push flush, washbasin with a mixer tap over, ladder style radiator, part tiled walls, and wooden flooring.  
2.46m x 1.27m / 8'0" x 4'1"

#### Gardens

The property boasts beautifully manicured gardens enclosed by traditional Derbyshire stone walls. These gardens showcase stone-flagged patios, raised lawns, and established flower beds, creating a picturesque outdoor space.

#### Double Garage

Two timber double doors, light and power, and additional storerooms above with potential for conversion.  
5.66m x 7.52m / 18'6" x 24'8"

#### Land

Spanning approximately 4.81 acres, the land comprises four paddocks and is accompanied by a small barn and stables, offering versatile opportunities for various uses.

#### Notes

Tenure: Freehold (subject to solicitor verification)  
Council Tax Band: F  
EPC Rating: D