

Lower Barn

Ingleby Road, Stanton-By-Bridge, Derby, DE73

Offers Around £400,000 Freehold



- Conservation Area
- Much Character Throughout
- Air Source Heat Pump
- Spacious Entrance Hall
- Open Plan Living Kitchen
- Two Bedrooms both with attic/storage rooms & En-Suite Shower Rooms
- Further Double Bedroom
- Enclosed Fore-Garden & Off-Road Parking





Summary

This is an exciting opportunity to acquire this tastefully presented, three bedroom, character barn conversion forming part of an exclusive courtyard at the heart of Stanton-by-Bridge. The property benefits from an air source heat pump system and is set within a conservation area. Benefitting from a walled fore-garden with lawn sections and terrace. Beyond the fore-garden is off-road parking for one/two vehicles.

Internally the property features spacious T-shaped entrance hall, open plan living kitchen with lounge/dining area with log burner, feature exposed beams and fitted kitchen with storage room off, two bedrooms both with useful attic rooms/storage and en-suite shower rooms plus a further double bedroom.

F&C

The Location

Stanton-by-Bridge is a popular and peaceful village located in South Derbyshire. Neighbouring Melbourne is a very popular town with period architecture, an excellent range of amenities including Melbourne pool, cafes, restaurants and primary school. Nearby Swarkeston Bridge gives easy access to A50 which connects to other principle trunk roads with swift onward travel to Burton-on-Trent, Nottingham and Derby as well as East Midlands Airport. Other places of interest include Calke Abbey and Staunton Harold reservoir.

Accommodation

Entrance Hall

33'0" x 5'10" x 5'1" x 3'0" (10.07 x 1.80 x 1.57 x 0.92)

A ledge and brace entrance door provides access to spacious T-shaped entrance hall with central heating radiator, underfloor heating, recessed ceiling spotlighting and open access to fabulous open plan living space.

Fabulous Open Plan Living Space

27'4" x 13'8" (8.35 x 4.19)

Lounge/Dining Area

With partial feature high ceiling incorporating exposed truss work and purlins, two sealed unit double glazed Velux windows, log burner with tiled hearth, central heating radiator, herringbone patterned wood flooring, recessed ceiling spotlighting and two sealed unit double glazed windows to front.

Kitchen Area

With oak worktops, tiled surrounds, brick effect tile floor, Belfast style sink unit with mixer tap, fitted base cupboards, complementary wall mounted cupboards, inset four plate induction hob with extractor hood over with built-in oven beneath, appliance space suitable for fridge freezer and slim line dishwasher, sliding panelled door to storage room/potential utility, recessed ceiling spotlighting, sealed unit double glazed window to front and ledge and brace door to garden.

Storage Cupboard/Potential Utility

Access to 2 loft rooms over the main living space.

Bedroom One

10'3" x 8'2" (3.13 x 2.49)

With central heating radiator, feature exposed beam, reclaimed wood herringbone pattern flooring, two sealed unit double glazed windows to front, steps leading to mezzanine level and sliding panelled door to en-suite shower room.

En-Suite Shower Room

6'0" x 4'7" (1.85 x 1.42)

With feature floor and wall tiles, walk-in shower cubicle, low flush WC, vanity unit with wash handbasin and mixer tap.

Loft Room/Storage

14'2" x 11'8" (4.33 x 3.58)

With central heating radiator, feature exposed beams, recessed ceiling spotlighting and double glazed Velux window to front.

Bedroom Two

10'3" x 8'2" (3.13 x 2.49)

With reclaimed wood herringbone pattern flooring, central heating radiator, two sealed unit double glazed windows to front, stairs to mezzanine level and sliding panelled door to well-appointed shower room.

En-Suite Shower Room

6'0" x 4'7" (1.85 x 1.40)

With feature floor and wall tiles, walk-in shower cubicle, low flush WC, vanity unit with wash handbasin and mixer tap.

Loft Room/Storage

14'0" x 11'6" (4.27 x 3.52)

With central heating radiator, exposed beams, recessed ceiling spot lighting and sealed unit double glazed Velux window to front.

Bedroom Three

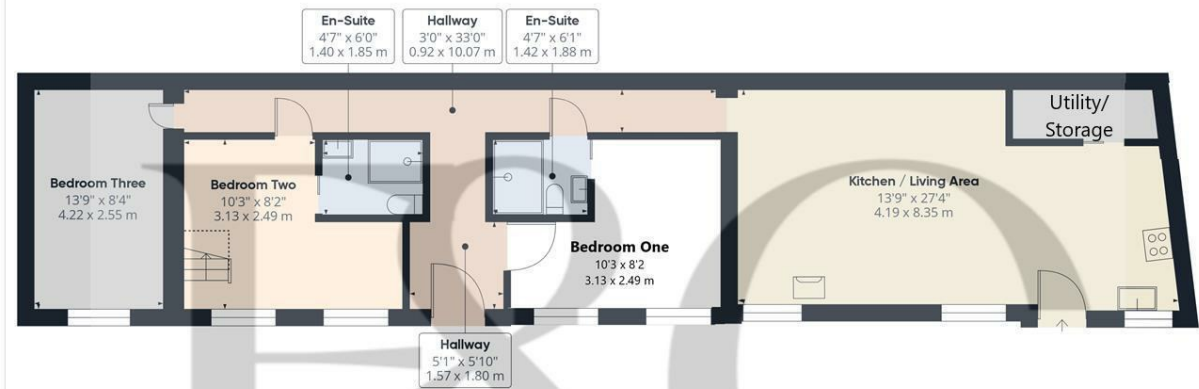
13'10" x 8'4" (4.22 x 2.55)

With central heating radiator, feature exposed beam and sealed unit double glazed window to front.

Outside

The gardens lie to the front of the property set back behind attractive brick wall with stone inlays incorporating entrance gate to parking area. The garden is mainly lawn and features block paved pathway and terrace ideal for outdoor dining and entertaining. The property benefits from off-road parking immediately in front of the fore-garden and is suitable for two small cars.

Council Tax Band D



Floor 0

Approximate total area[®]

802.55 ft²
74.56 m²

Reduced headroom

5.93 ft²
0.55 m²

(1) Excluding balconies and terraces

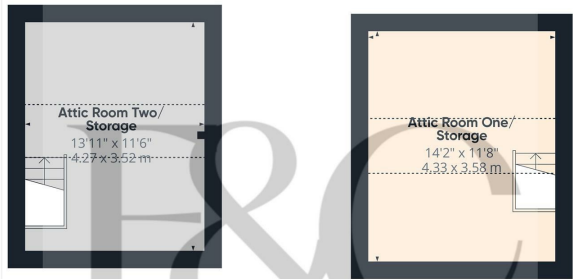
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 1

Approximate total area[®]

310.21 ft²
28.82 m²

Reduced headroom

225.36 ft²
20.84 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Lower Barn Ingleby Road
Stanton-By-Bridge
Derby
DE73 7HT

Council Tax Band: D
Tenure: Freehold

