



3 Gringley Road, Misterton, DN10 4AN



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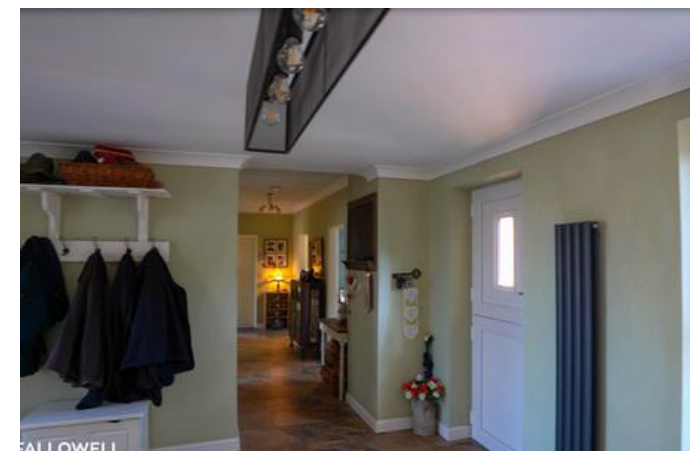
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£450,000



Nestled on Gringley Road in Misterton, this distinctive property seamlessly combines historical charm with modern functionality. The residence features a thoughtfully converted threshing barn, complete with a mezzanine, alongside a substantial extension that enhances living space. Benefitting from 3-phase electricity and ample storage solutions, the home caters to practical needs while offering unique character. Inside, multiple reception rooms, including a snug and playroom, flow into a well-equipped kitchen and dining area, leading to several comfortable bedrooms. The rear garden provides a private oasis with a lawn, decking, summer house, and the added luxury of an infrared sauna, making this a truly exceptional home.





#### Entrance hallway

Double glazing of obscure glass from the front door leading to the front aspect, stone flooring throughout, stable-style door with double glazed glass leading to the rear aspect, double glazed window leading to the rear aspect, wall-mounted towel radiator, single panel radiator.

#### The Barn 6.66m x 2.79m (21'11" x 9'2")

Two double glazed windows to the left aspect, wood-burning stove, TV point, and double glazed windows to the right aspect throughout.

#### Mezzanine floor 1.94m x 2.71m (6'5" x 8'11")

With double glazed safety window and stairs leading up from the converted barn.

#### Bedroom one 3.82m x 4.08m (12'6" x 13'5")

Double glazed window to the front aspect, window to the front aspect, single panel radiator.

#### Bedroom two 3.44m x 3.85m (11'4" x 12'7")

Double glazed window to the front aspect, double panel radiator.

#### Shower room 2.37m x 2.37m (7'10" x 7'10")

Concealed flush toilet, wash hand basin mounted on a counter, wall-mounted electric mirror, wall-mounted heated towel rail, walk-

in glass screen and shower with wall-mounted shower controls and overhead showerhead.

#### Kitchen 3.2m x 2.86m (10'6" x 9'5")

Space for freestanding fridge freezer, floor and wall-mounted units with wooden worktops, bowl and a half sink with mixer tap (1810), double panel radiator, partial island with storage and wooden work surface, electric hob, extractor hood, stone flooring continued from the hallway, integrated 'Zanussi' double oven, integrated dishwasher, utility area with plumbing and space for a freestanding washing machine and space for a freestanding dryer, 'Worcester' boiler, two double glazed obscure glass windows leading to the left aspect.

#### Dining and lounge area 8.91m x 7.84m (29'2" x 25'8")

Double glazed roof light, two double glazed windows to the left aspect, two double glazed windows to the rear aspect, French doors leading to a patio, two double glazed windows leading to the right aspect, TV point, continuation of wood flooring throughout from the playroom, throw rug on radiator, opening leading to the kitchen.

#### Study 3.6m x 3.32m (11'10" x 10'11")











Single panel radiator and wooden flooring throughout, leading to the kitchen diner and stairs leading to the first floor.

**Storage room / Man cave 4.8m x 1.78m (15'8" x 5'10")**

Power and lighting within.

**Bedroom three 4.76m x 2m (15'7" x 6'7")**

Double glazed window to the right aspect, fitted wardrobes.

**Bedroom four 2.89m x 2.75m (9'6" x 9'0")**

Double glazed window to the rear aspect, radiator.

**Bathroom 3.6m x 3.53m (11'10" x 11'7")**

Double glazed window to the left aspect, bath with mixer tap and shower attachment, pedestal wash hand basin, double panel radiator.

**Separate WC 1.34m x 1.35m (4'5" x 4'5")**

Concealed flush toilet and pedestal wash hand basin.

**Front of the property**

Driveway for multiple cars and small storage area.

**Rear garden**

Laid to lawn, decking, and summer house, divided by a hedge. Hard standing to the left



of the property, decking and a small patio area to the right aspect, a small patio area to the rear aspect. The infrared sauna is on the decking, attached to a small storage room.

#### Disclaimer

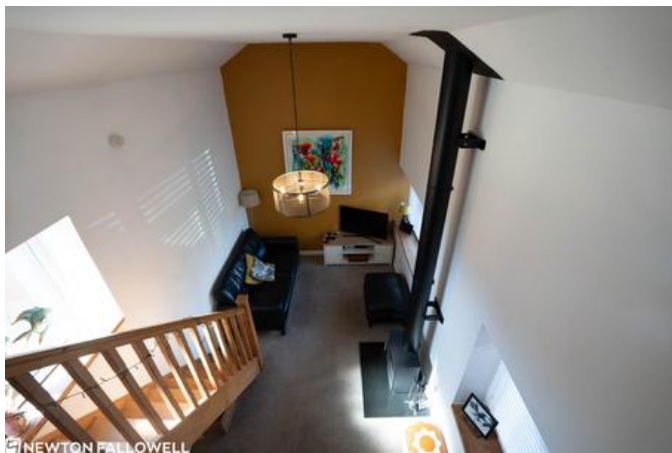
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

#### Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

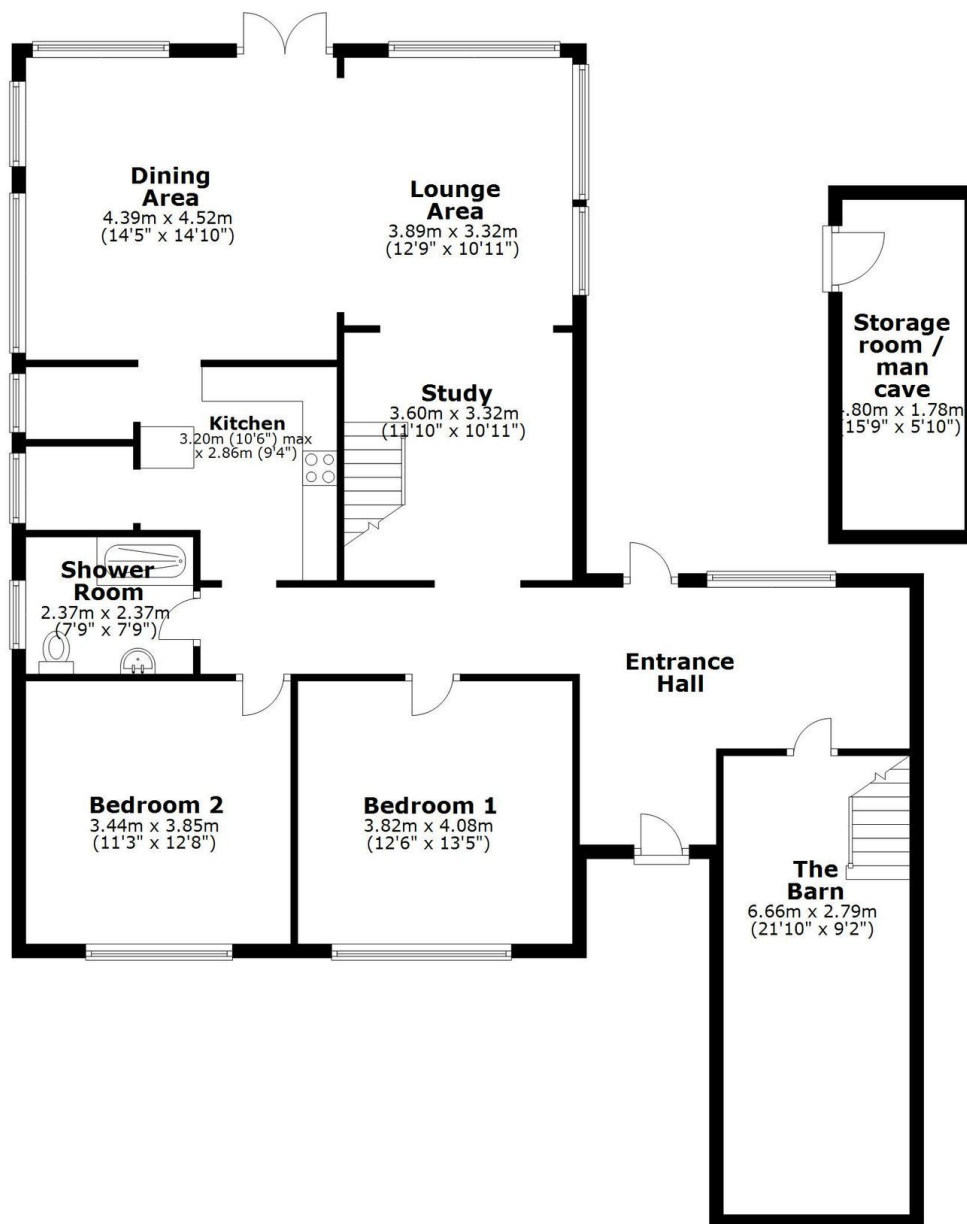






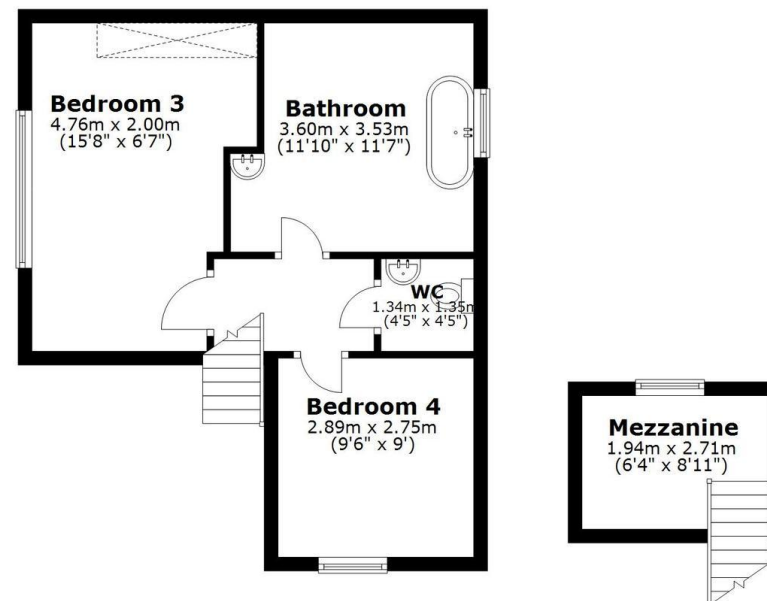
## Ground Floor

Approx. 146.2 sq. metres (1573.3 sq. feet)



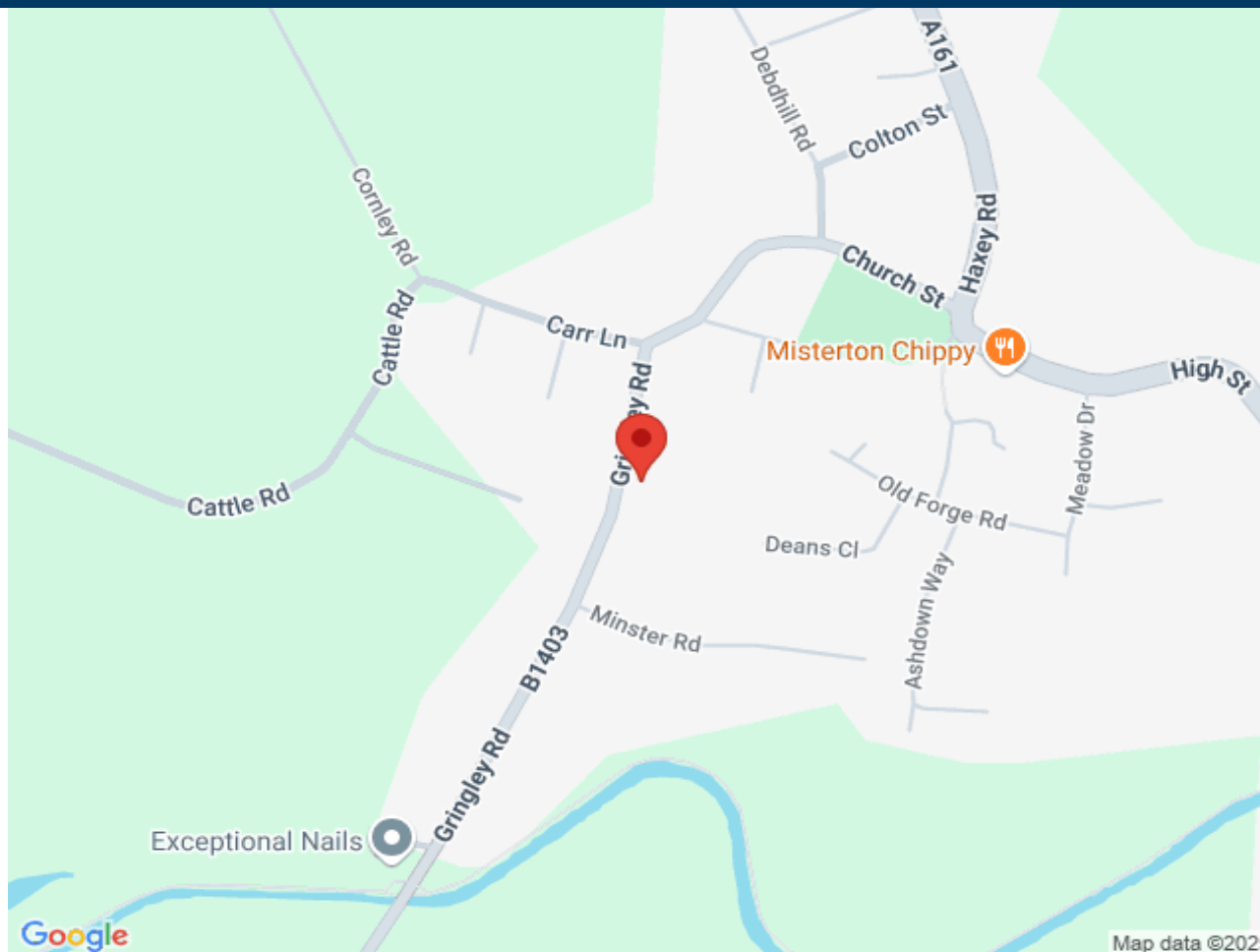
## First Floor

Approx. 44.8 sq. metres (482.0 sq. feet)



Total area: approx. 191.0 sq. metres (2055.4 sq. feet)





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		74 C
55-68	<b>D</b>	61 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		