



PORTFOLIO
from



bagshaws residential

Spout Barn, Spout Lane, Shottle, DE56 2DQ

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Bagshaws Residential are proud to present Spout Barn to the market; a beautiful barn conversion complex. Within the generous plot is Spout Barn, The Old Pigsty, Spout Barn Holiday Cottage, The Hay Barn, all providing further accommodation as well as an additional 1.5 acre field.



Spout Barn

The main residence, offering family accommodation of an 'up-side-down' layout with 3 bedrooms, open plan living and countryside views via upper floor windows. Benefiting from modern quilting and insulation to the walls and roof, under-floor wet-heating and an air source heat pump. The picturesque walled private courtyard, provides a private outdoor space boasting an array of flora; small trees, lush bushes and border plants

Open-Plan Kitchen Living Room

15"2 X 29"3

29-ft space with oak floors, exposed stonework, Juliet balcony's, double-glazed wooden framed doors, 2 double windows, exposed beams and trusses. The kitchen features; solid quartz worktops, a built-in breakfast bar, a 4-ring hob, Bosch extractor fan, an electric oven, large corner cupboard with sliding shelving, an integrated steel sink and drainer, mixer tap, 4 deep drawers and a wooden shelving unit in the corner alcove

Bedroom One

15"6 X 11"2

1st floor bedroom with Juliet doors, double-glazed windows, exposed beams, wood floors, electric points, a



shelved alcove and clothing rail.

Bedroom One En Suite

7"1 X 4"1

A 5.5-ft wall separating the bedroom from en suite bathroom, distressed wood flooring, a corner bath, white sink, toilet, and sandstone tiles.

Bedroom Two

14"1 X 10"8

A double-sized bedroom with porcelain floor tiles, spotlights, white walls, and an external door.

Bedroom Two En Suite

4"0 X 10"

A bath, shower, a toilet, Porcelain tiles, a distressed paint door and small windows

Bedroom 3

15"7 X 11"4

King-sized bedroom; white decor, spotlights, and porcelain floor tiles, an oak beam, alcoves for storage, and a window showing rear garden.

Bedroom Three En Suite

7"6 X 5"0



Spout Barn Ground Floor



Spout Barn First Floor



The Old Pigsty



Spout Barn Holiday Cottage



The Hay Barn

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A shower, wash basin on a vanity unit, toilet, pebble and sandstone floor, Velux window, floating shelves, white mosaic tiles.

Home Office/ Bedroom Four

12"2 X 9"10

Bedroom/home office; has a stable door to the courtyard, a south-facing double-glazed window, continuous porcelain floor tiles, ceiling spotlights, access to utility room with a Heat Pump, electricity, water meter, etc.

The Pigsty - Bedroom Five

6"1 X 7"9

Studio with kitchenette and shower room. A holiday let, home office, art/yoga studio, or gym.

Spout Barn Holiday Cottage

1-bed cottage holiday home with kitchen/living room, bedroom, bathroom, deck, and BBQ area

Spout Barn Holiday Cottage Lounge/ Kitchen

14"4 X 16"9

Via a stable door includes Welsh slate flooring, beamed ceiling. The kitchen has a dishwasher and washing machine. Patio doors to rear garden.

Spout Barn Holiday Cottage Bedroom 6 & En Suite

11"8 X 15"9

King-size bedroom with wooden flooring, 14ft ceiling, and dual windows, plus a bathroom with rubber-moulded flooring, bath, rainforest shower, and Velux window

The Hay Barn

36" X 26"

Potential 2-bed, 1-bath residence with mains electricity, water, and soil pipe, bi-fold doors and access to garden.





welcome to Spout Barn, Spout Lane, Shottle, DE56 2DQ

Bagshaws Residential are proud to present: Spout Barn.

This unique opportunity to acquire this cluster of stunning, converted barns, boasts more than just a superb family home, but also a business opportunity within the idyllic Derbyshire countryside. The location lends itself to a perfect blend of rural living, surrounded by fields and wildlife yet positioned within easy reach of the neighbouring towns of Wirksworth and Belper, offering convenient everyday amenities. Within a short drive you will reach the quintessential Derbyshire towns of Matlock, Matlock Bath, Buxton and the Peak District National Park. Homeowners and holiday-makers seeking to enjoy the walking trails and natural beauty of the Derbyshire Dales will certainly appreciate this super setting. In brief the property comprises;
Spout Barn is the 'main barn' of three/four bedrooms. The Old Pigsty is a versatile studio annexe to the main barn. Spout Barn Holiday Cottage is a one bedroom self-contained cottage currently works perfectly as a separate holiday let. Hay Barn with full planning permission for two-bedroom accommodation is a large barn providing over 900 sq ft of space.

- Unique Cluster of Converted Barns in Stunning Countryside
- Exceptionally Well-Renovated Modern Interiors
- Existing Holiday Let Business
- Planning Permission for Further Development

Tenure: Freehold

EPC Rating: E

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To find out more information or to arrange a viewing call

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