



**The Haybarn, Hill Farm Etwall Road, Willington Derby DE65  
6DX**



**welcome to**

**The Haybarn, Hill Farm Etwall Road, Willington Derby**

In the highly sought-after village of Willington, this generously-sized, four-bedroom barn conversion is situated in a secluded courtyard; accessed via a shared, gated driveway, and boasts a glorious garden, plentiful parking, and vast views of the magnificent Derbyshire countryside.



### Entrance Hallway

Upon entry through the front door, the entrance hallway provides access to the downstairs w/c, kitchen, dining room and first floor landing, as well as an under-stair cupboard for additional storage. Finished with a tiled floor, exposed wooden beams and brickwork, barn-style internal doors, a radiator, and double glazed window to the front courtyard.

### Breakfast Kitchen

15' 9" x 11' 9" ( 4.80m x 3.58m )

Modern fitted kitchen comprising of a range of base, wall, and drawer units, with a Neff gas hob, high level Neff Oven, an integrated dishwasher, a double oven, one and a half bowl sink and drainer, solid work surfaces and centre Island with further cupboards and a bottle rack, and space for bar-stools to provide seating. Finished with a tiled floor, exposed wooden beams, barn-style internal doors, two external doors leading to both the rear garden and the front courtyard, and two radiators. Also allows access to the utility which comprises of additional fitted wall units with work surfaces for extra storage.

### Lounge

15' 9" x 21' 1" ( 4.80m x 6.43m )

Accessed from the kitchen, the lounge provides generous space for relaxing with the family, whilst still maintaining a cozy feel. Featuring an exposed-brick fireplace with a gas-effect log burner, vaulted ceilings, a barn-style internal door, carpeted flooring, two double glazed windows to the front courtyard with an external door between for courtyard access, and three radiators.

### Dining Room

15' 8" x 14' 6" ( 4.78m x 4.42m )

The stunning dining room is perfect for hosting family dinners and events, and is tastefully finished with a solid wood floor, exposed wooden beams, barn-style internal doors, two radiators, and double glazed windows and doors to the rear garden and front courtyard.

### Bedroom Four/Office

11' 9" x 11' 2" ( 3.58m x 3.40m )

This versatile room to the ground floor is currently used as an office/gym space, but could also be an additional reception room or a fourth bedroom. Finished with a solid wood floor, exposed wooden beams, barn-style internal doors, double glazed windows to the rear garden and front courtyard, and a radiator.

### En-Suite

Three-piece suite comprising of a wash-hand basin, low-level w/c and double shower cubicle. Finished with tiled flooring, part-tiled walls and spotlights to the ceiling.

### Landing

First floor landing providing access to three bedrooms and family bathroom. Finished with exposed wooden beams, barn-style internal doors, carpeted flooring, double glazed window to front courtyard, and a radiator.

### Master Bedroom

11' 6" x 15' 2" ( 3.51m x 4.62m )

Very spacious master bedroom finished with a solid wood floor, a vaulted ceiling with exposed wooden beams, a radiator, double glazed windows to the rear garden and front courtyard and a Jack-and-Jill door giving access to the family bathroom.

### Family Bathroom

With barn-style Jack-and-Jill internal doors to the landing and master bedroom for access, this fitted three piece suite comprises of a wash-hand basin set in a vanity unit with drawers below for storage, a low-level w/c, and a curved bath with an electric overhead shower with a rainfall shower head. Finished with a painted wooden floor, part-tiled walls, a vertical ladder-style radiator/towel rail, and an electric Velux skylight to rear garden.

### Bedroom Two

14' 7" x 12' 1" ( 4.45m x 3.68m )

A generous double bedroom finished with solid-

wood flooring, a vaulted ceiling with exposed wooden beams, fitted wardrobes, a barn-style internal door a radiator, and a double glazed window to rear garden.

### Bedroom Three

15' 2" x 15' 8" ( 4.62m x 4.78m )

Large double bedroom finished with barn-style internal doors, a vaulted ceiling with exposed wooden beams, carpeted flooring, fitted wardrobes, a radiator, a double glazed window to front courtyard, and a door leading to the en-suite.

### En-Suite

Three-piece suite comprising of a wash-hand basin, low-level w/c, and a double shower cubicle. Finished with tiled flooring, part-tiled walls, a vertical ladder-style radiator/towel rail, an electric shaver outlet, and an electric Velux skylight to front courtyard.

### External

The property is accessed via a gated, shared, gravel driveway which leads to the block paved and gravel courtyard to the front, which allows off-road parking for several vehicles. Across the courtyard sits the single, en-block garage, behind which are extensive countryside views of beautiful open fields and Mercia Marina. There is additional parking in front of the garage and visitors parking.

To the rear is a large garden which is mainly laid-to-lawn, with block paving, gravel, and wooden decking areas; great for outdoor furniture enabling al-fresco dining, entertaining, or simply relaxing. Bordered with mature greenery and foliage, the secluded garden is private and enclosed, and a beautiful space for the whole family to enjoy.



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## **The Haybarn, Hill Farm Etwall Road, Willington Derby**

- IMPRESSIVE GRADE 2, FOUR BEDROOM BARN CONVERSION
- OFFERING A WEALTH OF CHARACTER AND CHARM
- EXTREMELY SPACIOUS THROUGHOUT
- FAMILY BATHROOM, TWO EN-SUITES AND A CLOAKROOM
- GENEROUS PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: C  
Council Tax Band: F



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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