



Barn Conversion

# HILLCROFT BARN ACRESFORD ROAD, ACRESFORD, SWADLINCOTE, DERBYSHIRE, DE12 8AG

PCM

## £1,995 PCM

### FEATURES

- Superb Detached Barn Conversion
- Gated Access
- Large L-Shape Open Plan Living
- Utility
- Private Rural Location
- Three Bedrooms
- Stunning Fitted Kitchen
- Guests Cloaks



## HOWKINS & HARRISON

# 3 Bedroom Barn Conversion located in Swadlincote

**\*\* LET AGREED \*\*** This exquisite barn conversion, renovated to an exacting standard, provides superb family accommodation in an idyllic gated rural location. Contemporary in design whilst retaining original beams, the property boasts an exceptionally spacious L shaped open plan living dining room with log burner and bi-fold doors, a fully fitted kitchen complete with breakfast bar, a separate utility room with guests cloaks and three good sized bedrooms, one with en suite shower room and built in wardrobes. The property further benefits from underfloor heating and beautiful rural views from every aspect whilst externally is a gravelled courtyard, rear patio area and ample off road parking. Council Tax D. EPC D. Minimum annual household income £59,000. Deposit £2301. Pets considered. Available early May 2025.

Call us on

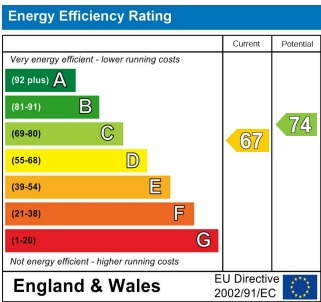
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<https://howkinsandharrison.co.uk/>

Council Tax Band

D



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

HOWKINS &  
HARRISON