



- A Deceptively Spacious, Attached Four Bedroom Barn Conversion
- Attractive Formal Gardens ● Ample Parking with Space for a Horse Box
  - Agricultural Barn & Paddock Grazing
    - Approx. 7.5 Acres In All
  - Accessible Village Location





## GENERAL AND SITUATION

Approximate Distances:  
Ilkeston 3.5 miles • Derby 7 miles • Ripley, Belper & Nottingham 10 miles  
Easy Access to the M1 Motorway

A DECEPTIVELY SPACIOUS, WELL-PRESENTED, ATTACHED BARN CONVERSION, SET IN APPROX. 7.5 ACRES WITH LARGE AGRICULTURAL BARN, Paddock GRAZING AND AMPLE PARKING, IN AN ACCESSIBLE VILLAGE LOCATION

The property would suit equestrian or smallholding use, having a superb, modern agricultural barn and paddock grazing land. The property was converted in c. 2003 and has retained a wealth of character features. It is now offered for sale as the vendors wish to down-size.

Stanley Common is a village in south-east Derbyshire situated along the A690 between Ilkeston and Derby. There is an excellent range of local amenities in Ilkeston and Ripley, with the cities of Derby and Nottingham providing a full selection of shops and services just a short drive away.

There are good road links with easy access to the M1 motorway. Railway stations at Ilkeston, Langley Mill and Derby give good rail links with London accessible in approx. 1 hr 40 mins.

## THE RESIDENCE

A well-presented four bedroom, attached barn conversion, with a host of character features including exposed beams, some pine window shutters and exposed brickwork. Benefitting from mains gas central heating and double glazing, the accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

An impressive arched **Front Door** leads into the welcoming **Entrance Hallway** which has Indian stone flooring and stairs rising to the first floor. Off the **Hallway** there is a **Study** with a continuation of the **Hallway** flooring, and a **Bathroom** with free-standing roll edge bath, WC, wash hand basin, tiled flooring, part tiled walls. The **Principal Bedroom** has dual aspect windows, a boiler cupboard and an **Ensuite Bathroom** with free-standing roll-edge bath, WC and wash hand basin.

A **Further Downstairs Bedroom** (currently utilised as a **Reception Room**) has wooden flooring.

The cosy **Living Room** has an impressive **Inglenook Fireplace** with exposed brickwork and woodburner, high ceiling with exposed A-frame ceiling beams and double French doors to the **Garden**. On from the **Living Room** is a beautiful **Farmhouse Kitchen** fitted with a range of wall and base units with granite worksurfaces, Indian stone flooring, stable door to outside, Butler sink, integrated dishwasher, plumbing for washing machine and an Elan dual-fuel range cooker.

To the **First Floor** there is a **Bedroom** with fitted wardrobes and **Ensuite** comprising shower cubicle, wash hand basin, WC and skylight. The **Fourth Bedroom** is smaller but can easily accommodate a bed.

NB. there are some sloping ceilings to the first floor.







## OUTSIDE, OUTBUILDINGS & LAND

The mews entrance driveway is shared with the other properties within the development and gives access to electric double gates with intercom system leading on to the spacious private driveway for Apple Tree Barn. There is parking for a number of vehicles. To the side of the property a second vehicular access leads around to the rear to the **Barn** and **Grazing Land**.

There are stunning countryside views to the rear of the property.

To the rear of the house, the **Formal Gardens** are lawned, with raised beds and a variety of specimen trees and shrubs, with a **Patio Entertaining Area**. There is a **Greenhouse**, a **Brick Shed** with power, light and alarm system and a **Log Store**.

A five bar gate gives access to:

**Modern Agricultural Barn** c. 11m x 5.5m (36'1 x 18') with roller shutter door, personnel door and benefitting from power and light.

**Chicken Enclosure**

**The Land** is divided into **Two Paddocks** and is predominantly fairly level grazing land. There is established hedging/fencing to the main boundaries.

A **Public Footpath** crosses the land.



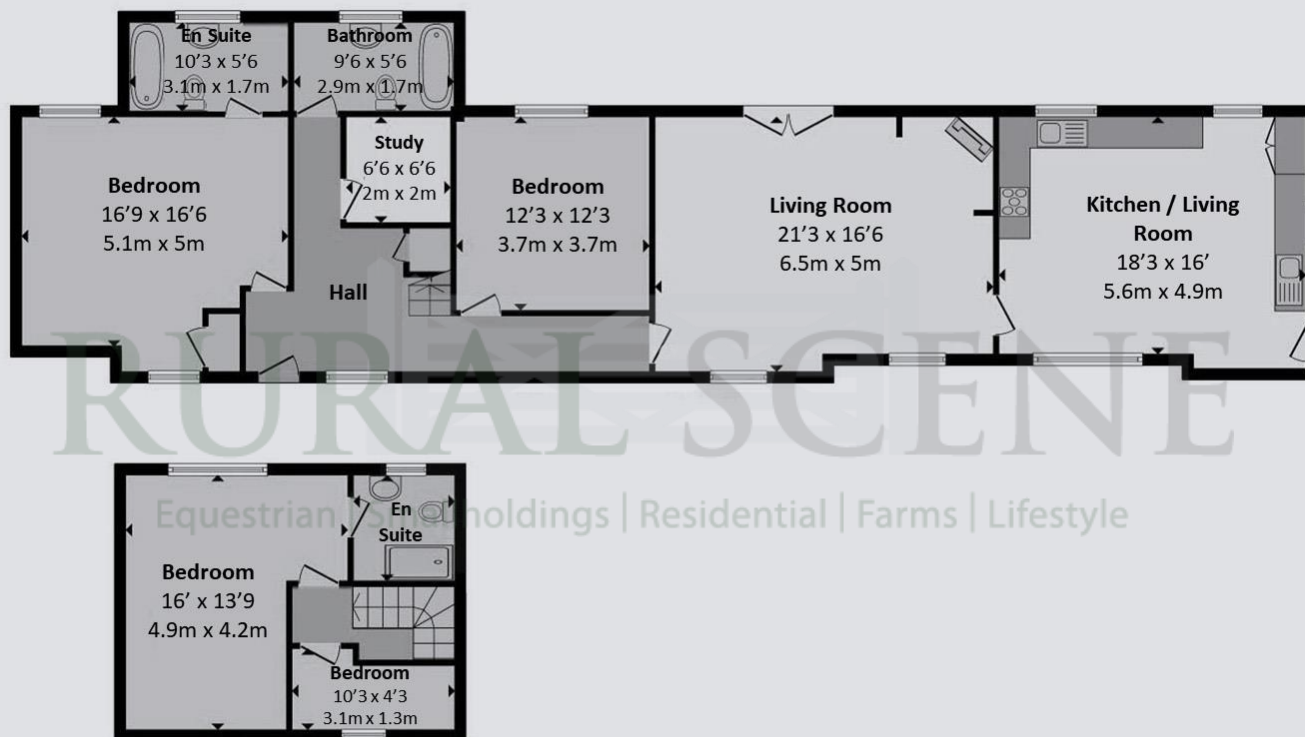
**IN ALL APPROX. 7.5 ACRES  
(About 3 Hectares)**



# RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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## VIEWING

VERY Strictly by appointment only with the Agents

## LOCAL AUTHORITY

EREWASH BOROUGH COUNCIL

## SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, MAINS GAS, GAS-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING C COUNCIL TAX E

## DIRECTIONS

Travelling on the A609 Nottingham Road, continue towards Ilkeston. On reaching the High Lane, Stanley Common turn left onto Common Lane. Go past the turning for The Crescent on the left-hand side and the entrance to The Mews is immediately on the right. The barn conversions are identified by their own signage.

what3words ///snitch.otter.water

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Rural Scene have visited APPLE TREE BARN but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.