

Firs Farm Barns

Yeldersley, Ashbourne, DE6 1LR

John German






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£539,000



A beautifully presented and deceptively spacious two bedroomed detached barn conversion occupying a tranquil countryside location benefitting from stunning open countryside views of the surrounding area.

Location - Yeldersley is a quaint hamlet that nestles amid beautiful open countryside. It does, however, offer very easy access to the famous market town of Ashbourne known as the gateway to the Peak District. The town itself offers splendid period architecture and an extensive range of amenities including boutique style shops and cafes, up market restaurants and bars, schooling at all levels including Queen Elizabeth's Grammar School and golf course. Nearby private schooling includes Repton Public School, Denstone College and the Boy's Grammar School and Derby High School in Littleover, Derby. Yeldersley is also within easy reach of Derby which is an approximate twenty minute drive away together with the major motorway network including the M6 and M1.

Accommodation - - having wooden door providing access to the spacious reception hallway - with central heating radiator. Staircase to first floor. Useful under stairs storage cupboard. Built-in cupboard housing electric circuit board and separate electric meter. Kitchen - 3.48m x 2.98m (11'5" x 9'9") - having granite work surfaces with inset one and a half sink with adjacent drainer and chrome mixer tap over and upstand surround. Range of cupboards and drawers beneath with integrated appliances consisting of dishwasher, fridge freezer and Neff electric fan assisted oven with matching Neff five ring gas hob over and complementary Neff stainless steel extractor fan canopy over. Complementary wall mounted cupboards. Central heating radiator. Tiled floor. Single glazed window in wooden frame to front.

Utility Room - 1.85m x 1.83m (6'0" x 6'0") - Granite work surfaces with appliance spaces and plumbing for washing machine and adjacent cupboards. Central heating radiator. Continuation of tiled flooring. Wooden door provides access to:

Guest Cloakroom - 1.73m x 1.00m (5'8" x 3'3") - with a pedestal wash hand basin having hot and cold tap over and built-in W.C. Central heating radiator. Continuation of tiled flooring. Electric extractor fan. Single glazed opaque window in wooden frame to side. Wall mounted Navien combination boiler.

Sitting Room - 9.00m x 3.61m (29'6" x 11'10") - having feature composite fireplace with coal effect gas fire on marble hearth. Central heating radiators. Sealed unit double glazed windows in wooden frames to rear. Sealed unit upvc double glazed window to rear and sealed unit upvc French doors providing access to side. Opening provides access to:

Dining Room - 5.37m x 3.25m (17'7" x 10'7") - with central heating radiator. Sealed unit double glazed window in wooden frame to side plus single glazed window in wooden frame to front.

First Floor Landing - with loft hatch access.

Bedroom - 4.05m x 3.22m (13'3" x 10'6") - having central heating radiator. Single glazed window in wooden frame to front. Wooden door provides access to a most useful storage cupboard. A further wooden door provides access to:

En-Suite - 2.30m x 1.19m (7'6" x 3'10") - having white suite comprising pedestal wash hand basing with hot and cold chrome tap over having tiled splashback. Low level WC. Double shower cubicle with chrome mains shower over. Tiled floor. Chrome ladder style heated towel rail. Electric extractor fan.

Bedroom - 5.35m x 4.11m (17'6" x 13'5") - Please note the former measurement being taken into the full depth of the fitted wardrobes and the latter measurement being a maximum measurement. Useful built-in wooden wardrobes and cupboards over. Central heating radiators. Single glazed window in wooden frame to front. Upvc door provides access to steps leading to side.

Bathroom - 2.04m x 3.08m (6'8" x 10'1") - having a white suite comprising wash hand basin with vanity base drawers beneath having chrome mixer tap over and tiled splashback. Low level WC. Corner shower cubicle with chrome mains shower over. Bath with hot and cold mixer tap. Chrome ladder style heated towel rail. Tiled floor. Single glazed opaque window in wooden frame to front. Electric extractor fan.

Outside - Without doubt a true feature of this sale is the property's idyllic rural setting in the hamlet of Yeldersley. The Firs Farm development incorporates four exclusive dwellings which are Grade II listed. The development is accessed via a shared gravelled driveway with number four located on the left hand side.

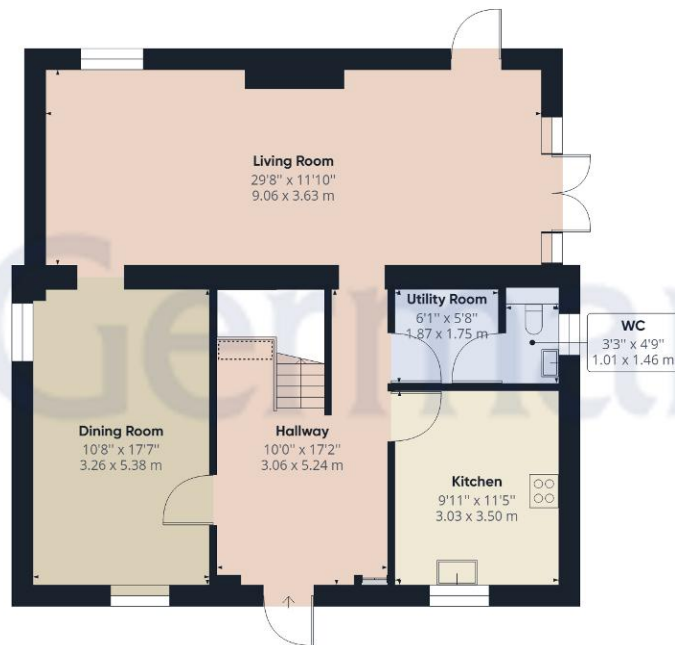
To the front of the property is a block paved pathway leading to the front door, with adjacent lawns, which extends to the side and rear, with herbaceous and planting borders, timber fencing and gravelled area with door providing access to useful gardeners store. Whilst a paved patio seating area takes advantage of the stunning open countryside views.

Garage - 6.00m x 3.00m (19'8" x 9'10") - having power and lighting. Electric remote control wooden doors.

Directional Note - - The approach from our Ashbourne branch is to proceed south along the market place, bear left into St John Street. At the next junction turn right onto Park Road, turn left at the next 'T' junction onto Belper Road and proceed out of Ashbourne east along the A517. At the next crossroad turn right into Yeldersley Lane, and then right again into Ladyhole Lane where the entrance to the Firs Farm Development will be located on the left hand side, proceed over the cattle grid and number four is located on the left hand side as denoted by our 'For Sale' board.







Ground Floor

Approximate total area⁽¹⁾

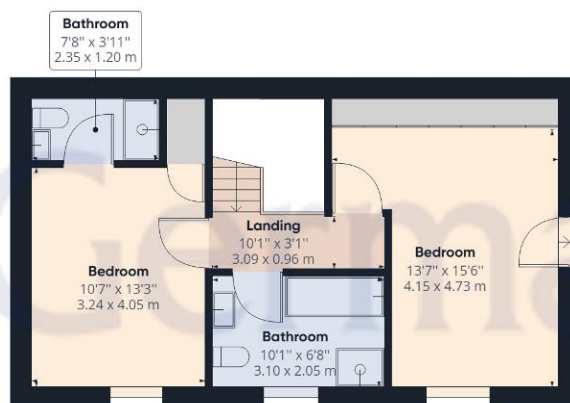
1394.95 ft²

129.59 m²

Reduced headroom

4.55 ft²

0.42 m²



Floor 1

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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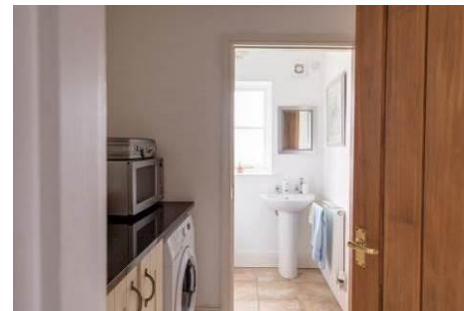
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	50 E	
21-38	F		
1-20	G		



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