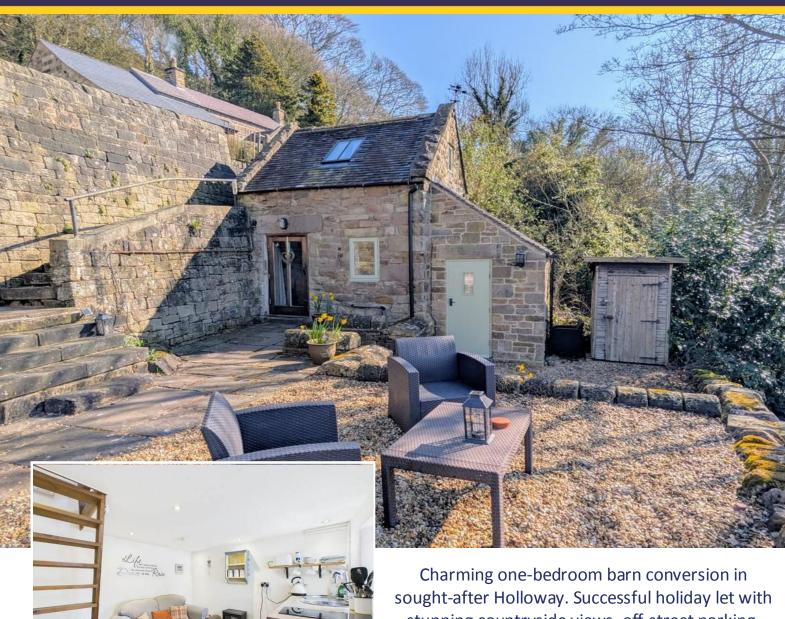
## Lea Shaw Holloway, Matlock, DE4 5AT







Charming one-bedroom barn conversion in sought-after Holloway. Successful holiday let with stunning countryside views, off-street parking, and low-maintenance layout. Ideal holiday home or investment. Elevated position with no upward chain and access to scenic walking routes.

£250,000



Brewells Barn is a one-bedroom barn conversion situated on a plot of approx 1.14 acre, located in the sought-after village of Holloway. Currently run as a successful holiday let, the property offers an ideal opportunity for those looking for a low-maintenance holiday home or investment and is offered with no upward chain. Set in an elevated position, the barn enjoys far-reaching countryside views and easy access to a range of scenic walking routes, making it a popular choice with visitors.

A planning application for a change of use would be required for those wishing to use the property as a residential home.

The property combines character and charm with practical features, including offstreet parking and a well-designed internal layout suited to short stays or weekend retreats. The interior is well presented and easy to manage, providing a comfortable living space with rustic appeal. Brewells Barm presents a rare opportunity to acquire a property in a desirable village setting with established holiday let potential and strong appeal to those seeking a peaceful countryside retreat.

Within the village of Holloway there is a noted village shop/post office, butchers, doctors surgery and dispensary. Close by, Lea is a popular and sought after village location, which boasts a highly desired primary school and Jug & Glass public house and countryside walks. Furthermore the nearby village of Crich offers an excellent and broader range of local amenities. There is a railway station located at Cromford and Whatstandwell with connections to Derby Station. Furthermore, located nearby is the town of Matlock with an excellent range of further amenities including shops, secondary schools and a recently built leisure centre.

Entering the property through a wooden door, you are welcomed into living, dining and kitchen area, featuring a traditional stone flag floor. The kitchen is fitted with a preparation surface incorporating an inset stainless steel sink with drainer and chrome mixer tap. There are useful base cupboards and drawers, space for appliances, and a two-ring electric hob. A set of internal steps leads to the first floor.

Upstairs is a spacious double bedroom with windows to the front and side, enjoying elevated countryside views. A wooden door provides access to external stone steps. The room is heated by an electric radiator. The shower room is fitted with a white suite including a wash hand basin with chrome mixer tap and tiled splashback, low-level WC, and a corner shower unit with electrics hower. Additional features include a chrome ladder-style heated towel rail, electric radiator, and extractor fan.

Outside, there is a peaceful seating area positioned to take full advantage of the farreaching countryside views. The property is approached via a long gravel driveway, offering ample off-street parking for multiple vehicles. A useful storage shed is located to the side of the property.

**Agents notes:** We understand the fence on the northwest boundary is a shared responsibility. There are trees with TPO's.

What 3 Words: -///terminal.aliens.double

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note**: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. Parking: Driveway Electricity supply: Mains. Water supply: Mains. Sewerage: Septic tank. Heating: Electric

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>

Mobile signal/coverage: See Ofcom link <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>

Local Authority/Tax Band: TBC / Tax Band TBC

**Useful Websites:** <u>www.gov.uk/government/organisations/environment-agency</u> **Our Ref**: JGA/25032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from  $1^{\rm st}$  March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memora ndum being issued.













## John German 🧐





Agents' Notes
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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.

Money Limited.

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

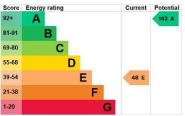
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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