

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



John German

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 off-street 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 Barn 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 electric shower. 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 far-reaching 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: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: TBC / Tax Band TBC
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/25032025

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		142 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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