



## The Byre 13a Hall Gate

Diseworth, Derby, DE74 2QJ

Offers In Excess Of £630,000



# The Byre 13a Hall Gate

Diseworth, Derby, DE74 2QJ

Offers In Excess Of £630,000



## Property and Location

A stunning grade 2 listed deceptively spacious three bedroom barn conversion within the heart of the beautiful and tranquil village of Diseworth.

Accessed via a private gated entrance with ample parking, landscaped gardens and summer house. Beautifully crafted and designed this spacious family home hosts a wealth of original character, including vaulted ceilings, a superb large beamed sitting room with feature fireplace, Oak beams which are stunningly presented throughout. The property is one of three properties nestled quietly in a corner of a private courtyard with accommodation briefly comprising: A large sitting room, a superb handcrafted bespoke kitchen/dining room with oak beams overlooking landscaped gardens and grounds, The master bedroom has a beautiful staircase leading to a minstrel galleried landing, walk in wardrobe, en-suite with two further bedrooms and a family bathroom,

Location - Diseworth is a small, picturesque commuter village ideally situated close to the border with Leicestershire, Nottinghamshire, and Derbyshire. The nearby market town of Castle Donington offers a full range of amenities. Surrounded by open countryside and less than one mile from East Midlands Airport, the property enjoys all the convenience of excellent road, rail and air links without compromising its tranquillity.

## Accommodation

### Entrance

with steps leading to the traditional barn front door which opens to a further glass entrance door into the open plan kitchen.

## Open Plan Dining Kitchen

15'9" x 15'1" (4.82 x 4.62)

With original window to the front elevation, internal wooden shutters, feature centre light, original oak beams, handmade wall and base units with granite work surfaces, all appliances are integrated, Belfast sink, Falcon electric range cooker, built in microwave, spot lighting to ceiling and under floor heating.

## Master Bedroom

17'4" x 11'5" (5.30 x 3.50)

With traditional window overlooking the front elevation, internal wooden shutters, built in and walk in wardrobes with under floor heating,

## Lounge

18'5" x 15'5" (5.63 x 4.72)

With steps into the original barn built in 1671, having original oak beams, patio doors leading to terrace, brick feature fireplace with Piazzetta wood burner, candle feature lighting and under floor heating.

## En-Suite

With built in vanity basin unit, double walk in shower, W.C, ceiling spotlights, under floor heating and stainless steel heated towel rail.

## Minstrels Gallery

With an oak staircase leading to the balcony area, skylight windows and seating area.

## Hallway

With access to the newest part of the property via steps from the open plan kitchen there are skylight windows, storage cupboard housing boiler, under floor heating and doors leading to.

### Family Bathroom

8'1" x 6'7" (2.47 x 2.02)

With traditional opaque window, bath having shower over, W.C, vanity basin unit with storage, chrome heated towel rail and under floor heating.

### Bedroom Two

14'11" x 12'11" (4.56 x 3.95)

With traditional windows overlooking the garden, internal wooden shutters, built in wardrobes and under floor heating.

### Bedroom Three

12'0" x 8'11" (3.68 x 2.73)

With traditional windows overlooking the garden, internal wooden shutters, ceiling spot lights, access to fully boarded loft space and under floor heating.

### Outside

With a private gated entrance with parking leading to a private resin driveway, beautiful landscaped well established garden with lawn area, borders and trees. A terraced area for seating and entertaining in this south facing garden, further garden room/office 10'6 x 7'6 with garden shed 6'3 x 7.6 to the rear all enclosed by a private garden wall.



## Road Map



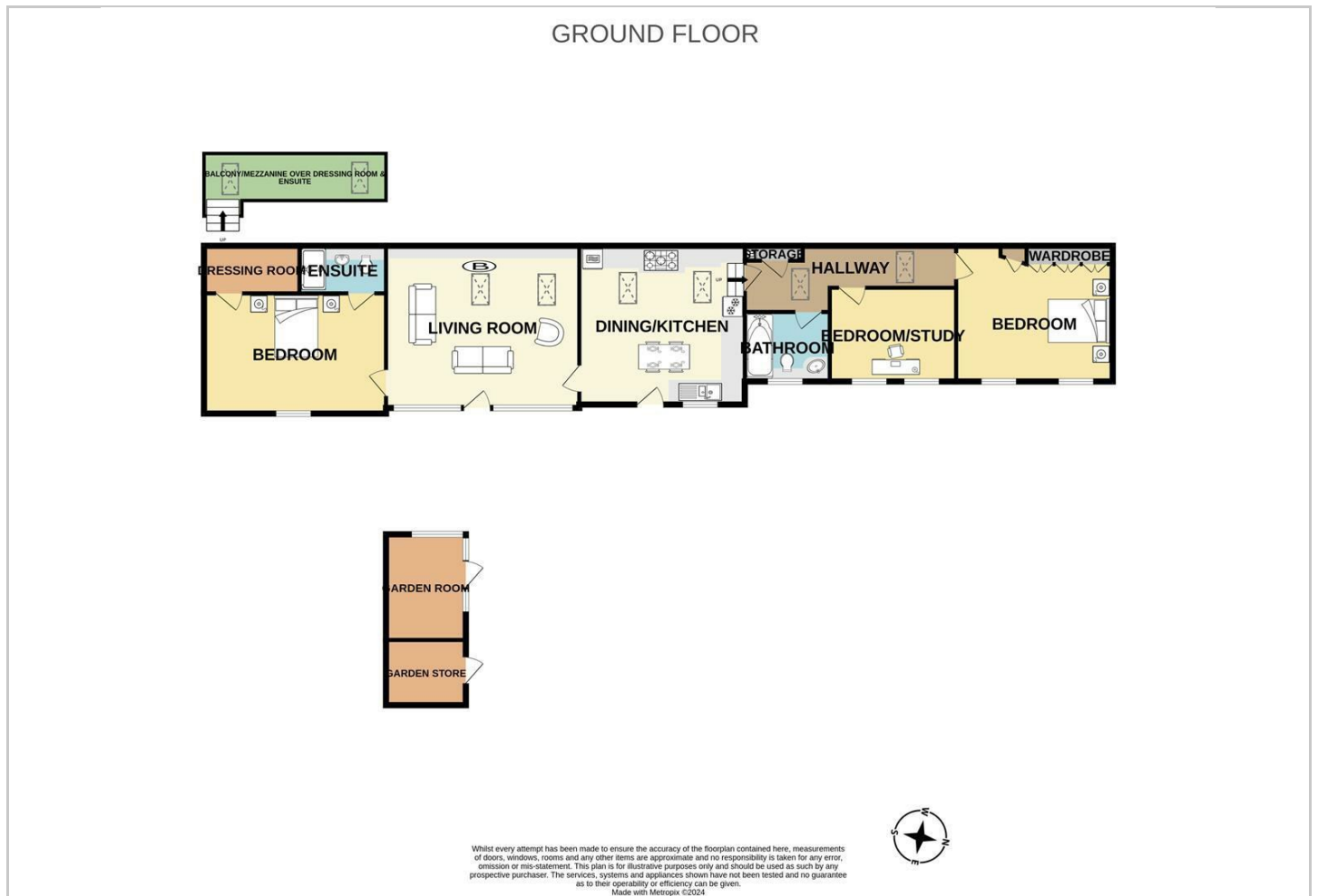
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.