



Stable Barn, 53 Brook Street, Hartshorne, Derbyshire, DE11 7AH

HOWKINS &
HARRISON

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53 Brook Street, Hartshorne,
Derbyshire, DE11 7AH

Asking Price: £500,000

A unique three bedroom barn conversion set in this popular South Derbyshire village, ideal for walkers. The conversion incorporates two separate reception rooms, including a generous living room with feature log burner, kitchen/dining room with part vaulted ceiling, granite work surfaces and ground floor bedroom with en-suite. To the first floor there are two further double bedrooms, and an office/dressing room with a bathroom.

A lovely courtyard setting with private established gardens.

Features

- Unique three-bedroom stable conversion
- No upward chain
- Popular South Derbyshire village
- Private established gardens
- Character features throughout
- Flexible accommodation
- Envious countryside location
- Excellent commuter links



Location

Hartshorne is a village in South Derbyshire approximately 2.0 miles east of Swadlincote and approximately 4 miles west of Ashby de la Zouch, a popular market town offering a range of local amenities and facilities together with transport links and via the A42 dual carriageway to East Midlands conurbations and beyond. Woodville close by also offers a range of village amenities within one mile of the property, including local mini-supermarket, schools, Post Office and village hall/sports facilities. The village is also located on the fringe of the National Forest with associated countryside walks and easy access to Conkers National Forest centre at Moira close by. Road links via the A42 also lead to Nottingham East Midlands Airport and Birmingham Airport together with main line Intercity rail links at Tamworth and East Midlands Parkway.



Accommodation Details - Ground Floor

Traditional entrance door leads to the entrance hall with travertine tiled stone flooring, cupboard below the stairs, exposed beams and staircase rising to the first floor accommodation. To the left-hand side is a snug/sitting room enjoying a triple aspect with French doors onto the rear courtyard patio, featuring a chimney breast suitable for log burner. To the right hand side of the hallway is the dining area again, featuring exposed beams and stone travertine flooring which opens into the kitchen, creating a single space with part vaulted and open truss ceiling skylights, a range of granite topped work surfaces with handcrafted units below, integrated appliances, and Belfast sink. Twin doors lead to the rear of the dining area to a separate formal sitting room also, featuring exposed brickwork, beams and a feature fireplace with a log burner, floor length windows, stable door and French doors onto the private rear gardens. Finally, on the ground floor is the guest double bedroom with ensuite shower room and fitted wardrobes.

First Floor

From the staircase and landing, there is a double bedroom over the snug, enjoying a triple aspect with built-in wardrobes and exposed beams. Having a part vaulted ceiling, family bathroom with travertine tiled flooring and splashbacks incorporating a P shaped bath with shower over, separate dressing, room or office with views and the final bedroom which is built within the eaves again, featuring exposed brickwork and timbers.





Outside

Located in a unique courtyard setting which means access from Brook Street is via a shared private gravel roadway. The property has an attached double door garage with block brick hardstanding for at least two further vehicles and open front lawns with box tree edging. To the rear, there are delightful gardens, incorporating a covered patio, ideal for outdoor dining and entertainment, which leads via steps to a shaped lawn with established borders, the whole benefiting from a high degree of privacy.



A superb barn conversion in a sought after village location, close to excellent road commuter links.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

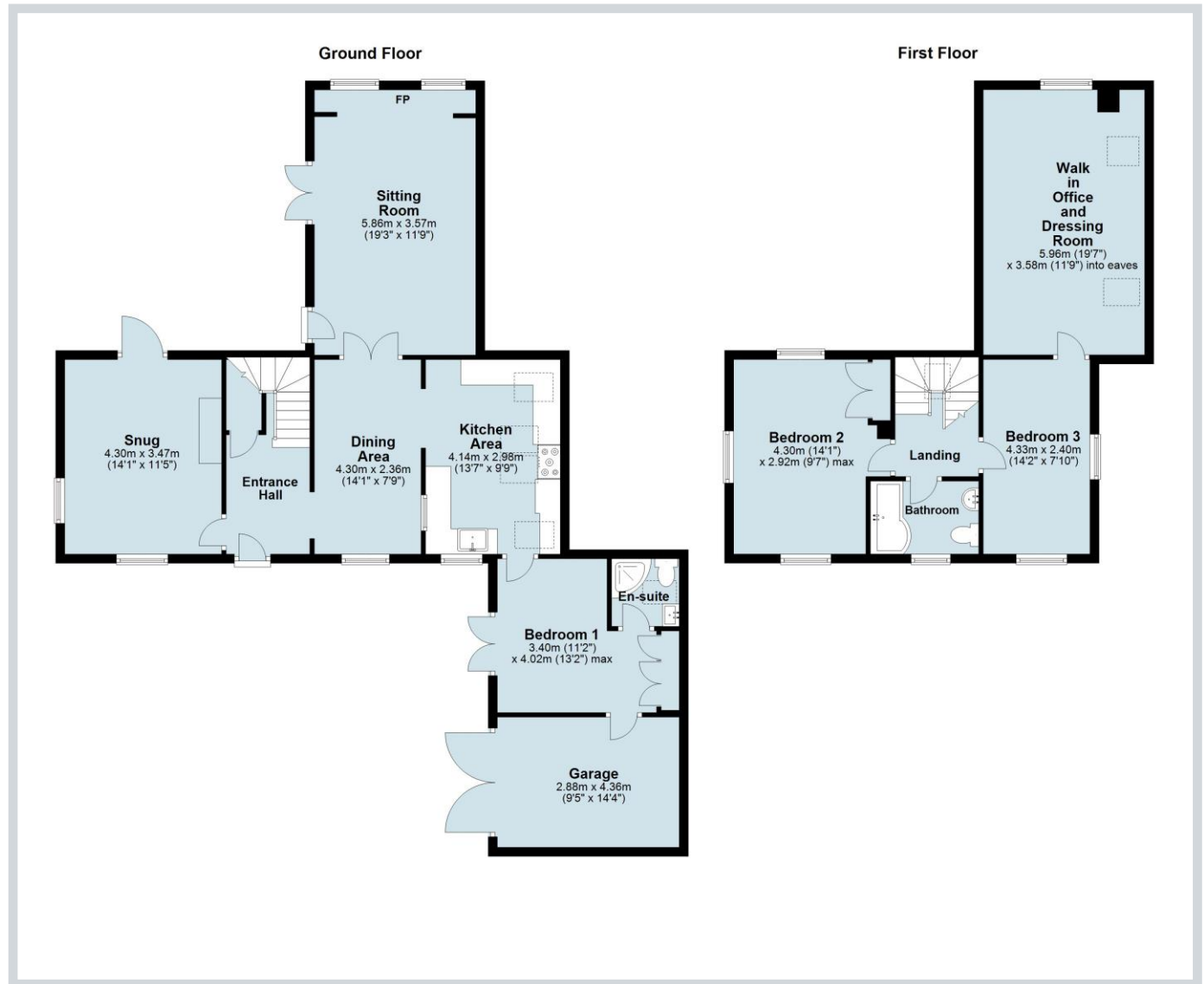
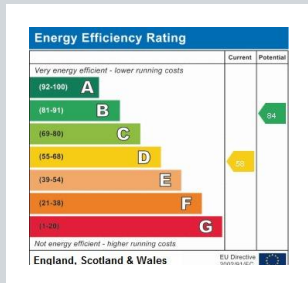
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

South Derbyshire District Council - [Tel.:01283-595795](tel:01283-595795)

Council Tax

Band - E



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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