



Bay Tree Barn, Blackfordby Lane, Moira, Derbyshire, DE12 6EZ

HOWKINS &
HARRISON



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Blackfordby Lane, Moira
Derbyshire, DE12 6EZ

Offers over £700,000

Presented to an exceptionally high standard throughout, this 'David Granger' inspired barn conversion has much more to offer than meets the eye. Boasting an abundance of living accommodation amounting to just under 2000sqft arranged over two floors. This versatile home not only offers the option of modern family living but also the opportunity to future proof and live over one level if desired. In brief comprising:- an open plan living/dining/kitchen, utility room, vaulted reception lounge, study, two ground floor bedrooms, a walk in wardrobe, en-suite bathroom and an en-suite shower room. To the first floor are two further bedrooms, a dressing area, en-suite bathroom and an en-suite shower room.

Externally there is a good size south-westerly facing rear garden perfect for entertaining, ample off road parking



Location

Bay Tree barn lies equidistant to both the villages of Blackfordby and Moira. Moira village lies approximately two and a half miles west of Ashby de la Zouch, a popular market town offering a range of local facilities and amenities together with road links to the A42 dual carriageway and East Midlands conurbations. The village is home to the National Forest Visitor's Centre with associated walks, bridle paths and Hicks Lodge Cycle Centre. The village boasts a local supermarket, post office, public houses, modern village hall and primary school. In addition to the National Forest there is a new Youth Hostel and associated camping field, together with Moira Canal and Sarah's Wood (part of a historic visitor's centre).

Blackfordby a thriving village lies approximately two miles north-west of Ashby de la Zouch and approximately two miles south-east of Swadlincote, situated in the south Derbyshire countryside with direct walks from the village into the National Forest and also boasts a village hall and primary school with links to Ashby secondary schooling.

Access links onto the A511 trunk road and Ashby de la Zouch bypass provide direct routes to Burton upon Trent. Derby and the cities of Nottingham and Leicester



Accommodation Details - Ground Floor

Accessed through a private courtyard the impressive entrance doorway gives access into the entrance hall, doors lead off giving entry to both reception rooms, the first of which is currently being used as a study but is suitable for a variety of uses. The second reception is a real feature with its vaulted ceiling and makes a fantastic space for modern family living whilst still remaining cosy. To the right is a large open plan living/kitchen with a range of fitted units alongside an array of integrated appliances, a separate utility allows further space for storage and laundry.

To complete the ground floor living accommodation there are two large double bedrooms. The first of which could rival the principal bedroom with its own walk in wardrobe and en suite shower room. The second room is also a good size double and makes the ideal guest suite with a jack and jill en-suite shower/WC.









Features

- Immaculately presented barn conversion
- Versatile living accommodation, totalling just under 2000 sqft
- Superb open plan living/dining/kitchen
- Reception lounge with vaulted ceilings
- Four bedrooms and four en-suites
- Underfloor heating to all ground floor accommodation
- Generous south-westerly facing rear gardens
- Heart of the National Forest location
- Ample off street parking, oversized garage and hard standing



First Floor

A straight flight staircase rises from the reception lounge onto the first floor landing, doors lead to the left and right giving access to two further double bedrooms. The larger of the two rooms offers spectacular views of the surrounding countryside as well as having a dressing area and four piece en suite bathroom. The second room is also a good size double room and benefits from a modern three piece shower room.



Outside, Gardens and Grounds

Externally the property is approached over a shared private, gravelled driveway leading to block brick hard standing that provides off road parking. In addition there is also an oversized garage ideal for storage.

To the rear of the property is a delightful south-westerly facing rear garden with a generous patio area, ideal for outdoor entertaining. There are also two additional private courtyards that make the perfect space for seating and make the most of both daytime and early evening sun.



A rare opportunity to acquire
a most desirable barn conversion
in an idyllic position
in the heart of the National Forest.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.

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

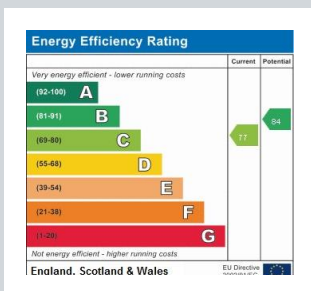
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North Warwickshire Borough Council - Tel:01827-715341

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.

