



Skylark Barn & neighbouring land, Norris Hill Farm,
Blackfordby Lane, Moira, Derbyshire, DE12 6EZ

HOWKINS &
HARRISON

Skylark Barn & neighbouring
land, Norris Hill Farm,
Blackfordby Lane, Moira,
Derbyshire, DE12 6EZ

Asking Price: £800,000

Set within a semi-rural location of
Derbyshire countryside, situated on an
exclusive development.

Skylark Barn presents a unique opportunity
to acquire an immaculately presented three
bedroom barn conversion offering over
1500sqft of living accommodation
accompanied by gardens and grounds
equating to 11+ acres. Internally the property
briefly comprises a large open plan
living/kitchen, versatile second reception
room, a principal suite with his and hers
wardrobes and an en suite shower room
alongside two further double bedrooms.

Externally there is ample off road parking
as well as a detached double garage and work
shop/store. An early internal viewing is
highly recommended.



Location

Skyllark 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 Midland 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).



Accommodation Details - Ground Floor

Accessed via a traditional doorway to the side elevation, the property leads directly into a long hallway with access to the cloakroom WC and utility/boot room. Doors then lead off to all of the one level living accommodation. Directly ahead you will enter into a bright and spacious 27ft open plan living/dining/kitchen ideal for modern family life. A doorway to the rear of the room continues into a separate snug with French doors leading out to the landscaped rear gardens. To the right of the hallway are three double bedrooms and the family bathrooms. The principal bedroom is a real feature, having access to a walk in dressing room, separate storage cupboard and a large en suite shower room.



Ground Floor
Area: 1546 ft² ... 143.6 m²

Total Area: 1546 ft² ... 143.6 m² (excluding garage, storage)
All measurements are approximate and for display purposes only



Outside

Externally the property offers an abundance of space in the form of landscaped gardens and a large hardstanding that provides ample off road parking and a detached double garage with adjoining workshop. Gated access to the side of the property leads to the manicured gardens that benefit from a wraparound patio area and views of the surrounding countryside. Further gated access from within the gardens and driveway allow entry into the surrounding paddock land measuring just over 11 acres.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Unique David Granger designed barn conversion
- Flexible, versatile one level living accommodation
- 27ft open plan living/dining/kitchen
- Separate dual aspect snug
- Generous principal bedroom suite
- Bathroom and large en-suite shower room
- Ample off street parking, double garage and workshop/store
- Extensive land and gardens totalling over 11 acres
- Heart of the National Forest village location
- View early to avoid disappointment





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

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. We are advised that the property benefits from main water, drainage, gas and electricity which are connected to the property.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		75 C	83 B



Howkins & Harrison

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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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