

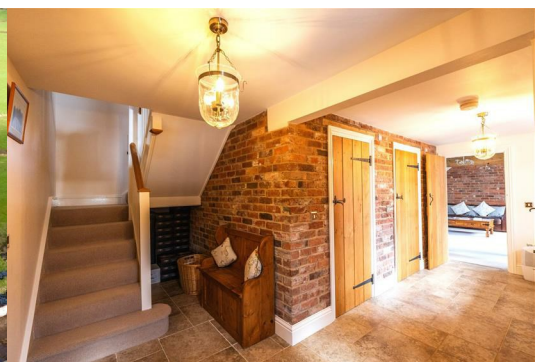


The Byre Ufton Fields Barns, Oakerthorpe, Alfreton, DE55 7LQ

£595,000



An immaculately presented modern barn conversion offering open plan contemporary living accommodation with a wealth of character. The welcoming accommodation has four double bedrooms generous car parking and beautifully landscaped gardens. Situated in a quiet rural location and enjoying far reaching views in the sought after village of Oakerthorpe. Viewing is recommended.



The Byre Ufton Fields Barns, Oakerthorpe, Alfreton, DE55 7LQ

£595,000



The quality stone built development of five similar properties was converted 2009 to the highest of standards offering deceptively spacious yet versatile accommodation comprising reception hallway with flagstone flooring, exposed oak timbers, feature brick walls and oak doors. A spacious lounge with dual aspect windows and multi-fuel stove with a glazed door opening onto the garden. An impressive living dining kitchen comprehensively appointed with a range of contemporary units and integrated appliances. There is a utility cupboard, ground floor shower room, luxury bathroom and dining room / guest bedroom. Two separate staircases climb to the first floors, both providing access to two generous double bedrooms one with WC facilities.

Benefitting from hardwood double glazed windows and character doors, oil fired central heating and security alarm system. There is a shared Klargestor for waste sewerage maintained by the self managing management company. With a cost of £300 per annum.

To the front of the property is a gravelled courtyard providing off road parking for several vehicles. The south west facing rear garden is laid to lawn with a sunny patio area, pergola walk and cascading water feature and garden pond.

Oakerthorpe is a popular village surrounded

by countryside with the village pub and many local walks. Having easy access to Chesterfield, Matlock, and Alfreton, benefitting from excellent road links ie A38, M1 to Derby and Nottingham with the A6, providing the gateway to the stunning Peak District.

ACCOMMODATION

A character hardwood entrance door opens into :

RECEPTION HALLWAY

19'2 x 14'10 (5.84m x 4.52m)

A welcoming space with limestone tiled flooring with under floor heating, stairs climb to the first floor with useful under stairs storage. There is a built in utility cupboard with solid oak doors having plumbing for a washing machine, space for a tumble dryer and useful storage. Matching oak cupboards with granite top provides further storage and houses the oil fired boiler (serving the domestic hot water and central heating system). Having an exposed feature brick wall, hardwood double glazed window looks out to the front of the property with a quarry tiled sill and solid oak latch doors provide access to :

DINING ROOM/ GROUND FLOOR BEDROOM

17'1 x 9'7 (5.21m x 2.92m)

A versatile room, having a double glazed window to the front, matching natural tiled

flooring with under floor heating, a recessed cupboard houses the electrical installation and there is a telephone point.

LUXURY BATHROOM

9'2 x 8'2 (2.79m x 2.49m)

Appointed with a quality suite comprising a double walk-in shower enclosure with thermostatic shower, contemporary freestanding bath with bath filling taps, 'His and Hers' wash hand basins with granite top and a close coupled WC with matching top. There is complementary full tiling, natural tiled flooring with under floor heating, inset spot lighting, a heated towel radiator, extractor fan and recessed shelving.

SHOWER ROOM

4'2 x 9'2 (1.27m x 2.79m)

Beautifully appointed with a stylish three piece suite comprising a double walk-in shower enclosure with thermostatic shower, pedestal wash hand basin and low flush WC. There is complementary full tiling with an inset border tile, extractor fan, inset spot

lighting, heated towel radiator, oak door and matching natural tiled flooring.

SITTING ROOM

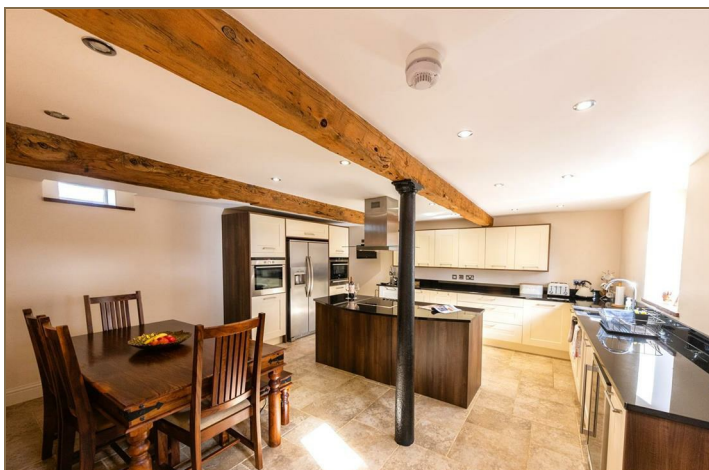
17'10 x 19' (5.44m x 5.79m)

A well proportioned room with dual aspect windows to the front and a wide glazed entrance door overlooks and provides access to the garden. There are original timbers and beams to the ceiling, wall lighting and character brick wall with a flagstone hearth and a free standing multi-fuel stove with chimney. Stairs climb off to the the first floor and an brick archway opens into :

DINING KITCHEN

17'10 x 18'11 (5.44m x 5.77m)

Comprehensively appointed with a quality range of cream shaker style units with dark oak contrasting cabinets, fitted with base cupboards, drawers, eye level units and a central island having granite work surface extending to a breakfast bar. There is an inset stainless steel sink drainer with mixer taps, granite upstand and quarry tiled window sills.



Integrated appliances include a Siemens electric fan oven, combination oven/microwave, warming drawer, induction hob, in-built extractor, plumbing for a dish washer and space for a wine cooling fridge. Having tiled flooring with under floor heating, double glazed window to the front, TV aerial point, high level window, inset spotlights exposed feature brick wall and an original steel pillar with timber beam.

STAIRCASE TWO LANDING

Stairs from the sitting room lead to a gallery landing with two bedrooms off. A built-in double cupboard houses the pressurised hot water cylinder and provides linen storage.

PRINCIPLE BEDROOM ONE

15' x 14 plus eaves (4.57m x 4.27m plus eaves)

Having a walk-in double wardrobe with oak doors, hanging rail and shoe storage, Velux skylight window to the rear enjoys views, radiator and oak door opens into ensuite WC. With pedestal wash hand basin and low

flush WC, complementary wall and floor tiling, extractor fan and radiator.

BEDROOM TWO

14'x 11'5 (4.27mx 3.48m)

Having a radiator, Velux window to the front and a built-in wardrobe and drawers.

GALLERY LANDING ONE

12'7 x 14' (3.84m x 4.27m)

Accessed from the reception hallway. Oak doors open into :

BEDROOM THREE

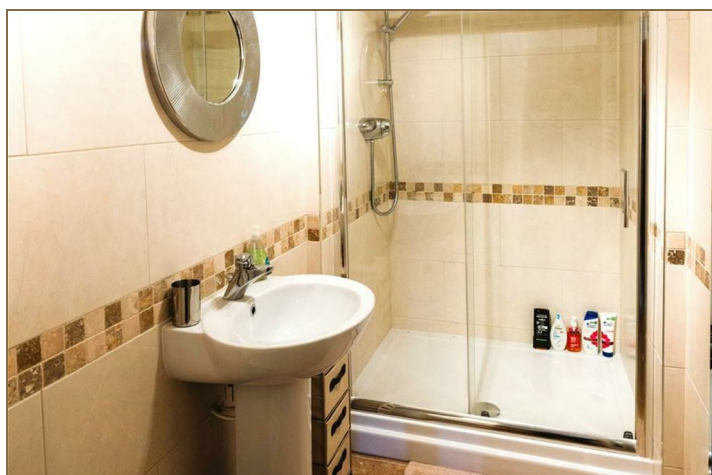
12'7 x 14' (3.84m x 4.27m)

A Velux skylight to the front floods the room with natural light, radiator and oak door.

BEDROOM FOUR

14' x 10 plus eaves (4.27m x 3.05m plus eaves)

Currently being used as a home office with wood effect flooring, Velux skylight window to the front and radiator.



OUTSIDE

The property is accessed via a private road into the courtyard. Follow the gravelled drive, where The Byre can be found at the rear. There is turning space and ample car parking for several vehicles. An outside log store, light, power and tap. The Byre has a pedestrian access to the rear via a wooden gate over the neighbouring property Woodpecker Bar.

GARDEN

The beautifully landscaped garden is mainly laid to lawn with established flower beds having mature trees, shrubs and flowering plants. There is a cascading garden pond and walk through pergola, with sunny paved patio, perfect for alfresco dining, a brick barbeque and a luxury Crown Pavilions summer house available for separate negotiation. A decked seating area enjoys a high degree of privacy and countryside views.



Road Map



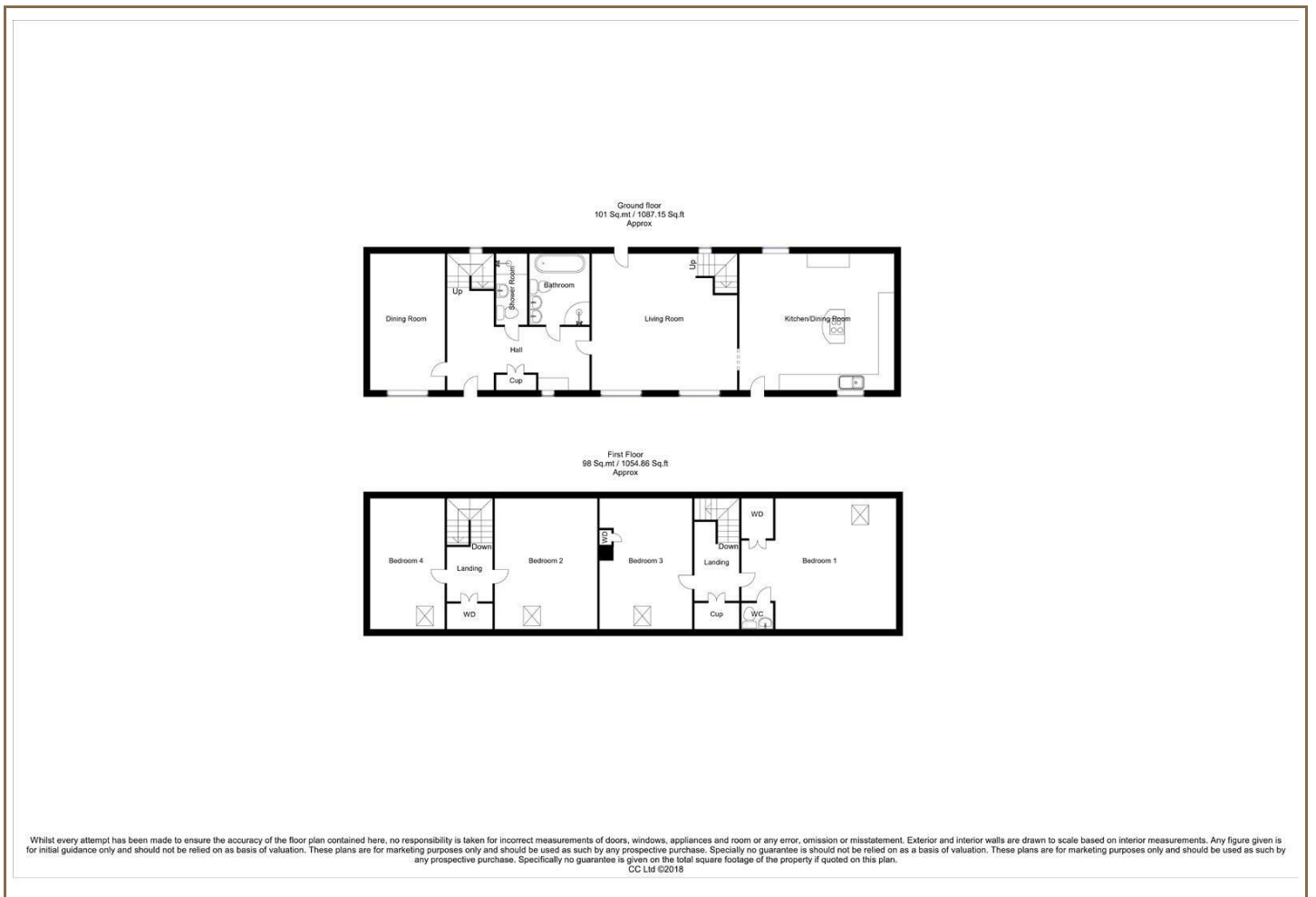
Hybrid Map



Terrain Map



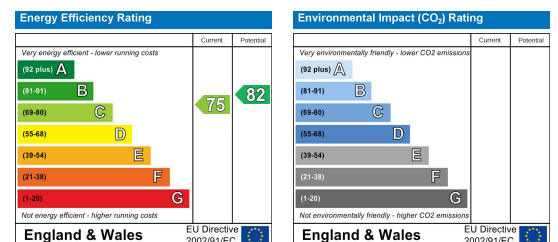
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk