



## The Granary Broadholme Farm, Matlock Road, Belper, Derbyshire, DE56 2JE

**£695,000**



A well proportioned stone built barn conversion offering versatile, split level open plan living. The three bedroom accommodation has immense character with original beams and flooring. The beautifully presented property enjoys open countryside views, garden and generous car parking. Viewing is highly recommended.





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The impressive character barn must be viewed to be appreciated. Having a welcoming reception area, stylish split level open plan kitchen with integrated appliances and granite work surfaces, home office, dining hallway, sunny sitting room with log burning stove and feature staircase leading up to the principal bedroom suite. A side entrance lobby leads through to ground floor bedroom, luxury family bathroom and a second staircase climbs to bedroom three.

The stone built barn was converted in 2009 and has a wealth of original features, character and charm, exposed beams, feature windows and exposed stone walls. Benefitting from under floor heating to the ground floor and a security alarm. The property is within a buffer zone of the grade II listed farmhouse and within a special landscape area.

Externally there is ample off road parking for several vehicles, lawned garden with a paved patio, perfect for alfresco dining and to enjoying the beautiful evening sunsets and countryside views. The sheltered court yard has a sunny seating area.

Broadholme is a rural hamlet conveniently situated within easy reach of Belper and Ambergate, within walking distance of the railway stations and excellent local amenities.

Belper is renowned for its historic mills, character and charm, having excellent schools, good shopping and popular bars and restaurants, providing the gateway to the beautiful Peak District, via the world heritage corridor.

## ACCOMMODATION

A wooden entrance door with glazed insert provides access.

### RECEPTION LOBBY

16'4" x 8'1" (4.98 x 2.46)

An elevated entrance with flagstone flooring having underfloor heating, oak beams and exposed timber trusses. There is a full height feature window to the front and a character window to the side provides countryside views.

### HOME OFFICE

15'3" x 5'5" (4.65 x 1.65)

A useful room, previously a utility space. Having a door and a window to the front fitted with shutters, underfloor heating and a wall mounted boiler serves the domestic hot water and central heating system.

### OPEN PLAN SPLIT LEVEL KITCHEN

24'6" x 16'5" MAX OVERALL (7.47 x 5.00  
MAX OVERALL)

Steps lead to the :

## KITCHEN

16'5" x 15'6" (5.00 x 4.72)

Comprehensively appointed with a range of solid wood base cupboards, drawers and eye level units with granite effect work surfaces over incorporating a deep Belfast sink with a swan neck mixer tap and upstand. A central island has base cupboards, pan drawers and granite work surface creating a perfect breakfast area. Integrated appliances include; a stainless steel range with twin electric ovens, five ring gas hob, extractor chimney hood, washing machine, dishwasher and space for a fridge freezer. There is a flagstone flooring with underfloor heating, exposed beams and timber trusses to the dual height feature ceiling and glazed door leads into the courtyard garden.

A glazed door leads into:

## DINING ROOM

15'4" x 10'8" (4.67 x 3.25)

Having a double height ceiling, double glazed feature window to the side, solid oak flooring

with underfloor heating, exposed beams and a wide glazed door allows access to the paved patio and courtyard.

Stone steps lead upto.

## SITTING ROOM

16'5" x 18'7" (5.00 x 5.66)

A naturally light room with large picture window enjoying a southerly aspect and fitted with bespoke shutters, having dual aspect windows to the sides looking into the courtyard. The focal point of the room is a multi fuel stove, there is solid oak flooring, T.V aerial, satellite connection, telephone point and a feature staircase leads to the principal bedroom suite on the first floor.

## BEDROOM ONE

17'0" x 16'7" MAX (5.18 x 5.05 MAX)

Having exposed trusses, double height ceiling, solid oak flooring with underfloor heating, half glazed door leads out to stone steps to the side elevation leading down to the courtyard.





## ENSUITE

Appointed with a three piece suite comprising corner shower enclosure, pedestal wash hand basin and a low flush WC.. There is ceramic tiled flooring, underfloor heating, heated towel radiator, splash back tiling and an extractor fan.

## SIDE ENTRANCE HALL

10'7" x 9'2" (3.23 x 2.79)

Having a glazed door overlooking the garden and providing countryside views beyond. There is solid oak flooring, under floor heating, exposed beams, built-in under stairs cupboard providing excellent storage. Staircase leads off to the first floor third bedroom.

## GROUND FLOOR FAMILY BATHROOM

10'4" x 5'11" (3.15 x 1.80)

Fitted with a stylish bath with chrome fittings with chrome shower over and shower screen, vanity wash basin with useful storage cupboard, low level WC, tiled splash-backs, attractive patterned tiled flooring, spotlights

to ceiling, heated chrome towel rail/radiator, beam to ceiling, extractor fan, sealed unit double glazed window with deep windowsill fitted with bespoke shutters and stripped latched door.

## BEDROOM TWO

15'3" x 10'3" (4.65 x 3.12)

Having a glazed door providing access into the courtyard. There is solid oak flooring, radiator, up-lighters, T.V aerial point and latch doors.

## BEDROOM THREE

10'3" x 8'0" (3.12 x 2.44)

Accessed by a second stair case. Having two Velux sky lights, solid oak flooring, underfloor heating, T.V aerial point and a range of built-in cupboards providing excellent storage.

## OUTSIDE

There is ample car parking for several vehicles, a lawned garden enjoying open far reaching views enjoying a westerly aspect with a pleasant seating area perfect for alfresco dining and entertaining with outside





tap and lighting. The internal walled courtyard has a stone patio, external lighting and original stone steps with underneath storage. There is a brick built outhouse providing storage facility.



## Road Map



## Hybrid Map



## Terrain Map



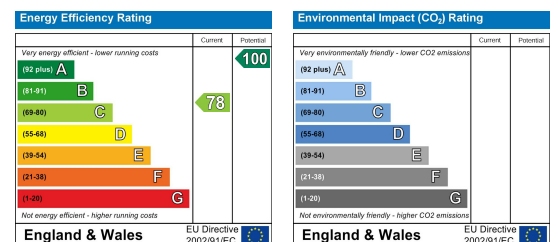
## Floor Plan



## 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



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