



### 3 Bed Barn Conversion

Castlebridge Woodfall Lane, Quarndon, Derby DE22 5LG  
Offers Around £525,000 Freehold

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**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Beautiful Barn Conversion of Style & Character
- Delightful Countryside Views
- Lounge & Dining Room
- Superb Extended Living Kitchen/Dining/Snug
- Utility & Cloakroom
- Three Bedrooms & Two Bathrooms
- Landscaped Private Gardens
- Block Paved Driveway for Four Vehicles
- Exclusive Private Courtyard Development
- Ecclesbourne School Catchment Area

BEAUTIFUL BARN CONVERSION – Spacious extended three bedroom barn conversion with private garden backing onto delightful open countryside situated between Quarndon and Windley.

Quarndon 2 miles, Duffield 2 miles, Belper 6 miles, Derby 8 miles, Ashbourne 10 miles

#### The Location

The village of Quarndon has a cricket ground and noted Joiners Arms public house. It has the benefit of a noted primary school ( The Curzon Church of England ) and is close to Kedleston golf course. The village of Duffield provides a varied selection of shops, schools (William Gilbert/The Meadows and The Ecclesbourne school). There is a regular train service to Derby city centre which lies 5 miles to the south of the village. Local recreational facilities include football, rugby, cricket, tennis/squash club and Chevin golf course.



For those who enjoy the great outdoors this property is perfect offering delightful walks, cycling and countryside scenery on your doorstep.

#### Accommodation

##### Ground Floor

## Lounge

With feature exposed chimney breast incorporating inset oak lintel with log burning stove and raised stone hearth, two radiators, spotlights to ceiling, two sealed unit double glazed windows, exposed stonework, countryside views and internal sliding character doors.



## Dining Hall

14'11" x 13'10" (4.57 x 4.24)

With entrance door, two radiators, sealed unit double glazed window, countryside views, double glazed French doors opening onto sun patio and private garden and staircase leading to first floor with under-stairs storage cupboard.



## Inner Lobby

With door giving access to living kitchen/dining room.

## Extended Living Kitchen/Dining/Snug



### Dining/Snug Area

12'0" x 11'7" (3.67 x 3.54)

With two radiators, skylight style window, corner double glazed window incorporating sliding doors opening onto sun patio and private garden with countryside views and open square archway leading into kitchen.



### Kitchen Area

14'10" x 11'1" (4.54 x 3.38)

With one and a half sink unit with chrome mixer tap, wall and base fitted units with matching worktops, tiled splash-backs, built-in Neff induction hob with Neff extractor hood over, built-in stainless steel electric fan assisted oven, warming plate drawer, built-in Bosch dishwasher, radiator, sealed unit double glazed window, spotlights to ceiling, internal door giving access to utility room and open square archway leading back into dining/snug area.



### Utility

6'3" x 4'10" (1.93 x 1.49)

With single sink with chrome mixer tap, wall and base units with matching worktops, plumbing for automatic washing machine, space for tumble dryer, radiator, tiled splash-backs, extractor fan, shelving and internal latched door.

### Cloakroom

6'1" x 4'9" (1.87 x 1.45)

With low level WC, pedestal wash handbasin, tiled splash-backs, radiator, sealed unit double glazed window and internal latched door.

## First Floor

## Landing

With attractive balustrade, Velux style window with fitted blind, a range of fitted useful storage cupboards, radiator, access to roof space, sealed unit double glazed window with stone sill to front and built-in cupboard housing the Worcester boiler.

## Double Bedroom One

15'0" x 13'10" (4.58 x 4.24)

With built-in double wardrobe and matching fitted cupboard, exposed oak beam, exposed brickwork, two radiators, countryside views, sealed unit double glazed window with stone sill with aspect to front, access to roof space, skylight window with fitted blind to rear, additional sealed unit double glazed window to rear with stone sill, countryside views and internal character door.



## En-Suite

7'6" x 6'6" (2.29 x 2.00)

With double shower cubicle with Mira shower, pedestal wash handbasin, low level WC, tiled splash-backs, tiled flooring, bidet, shaver point, fitted mirror with glass shelf, spotlights to ceiling, extractor fan, Velux style window with fitted blind to rear, sealed unit double glazed obscure window and internal character door.



### Double Bedroom Two

15'0" x 8'9" (4.58 x 2.69)

With two radiators, fitted wardrobe, sealed unit double glazed window with stone sill and aspect to front, skylight window to rear with fitted blind, sealed unit double glazed window to rear with stone sill, countryside views and internal character door.



### Single Bedroom Three

8'0" x 7'5" (2.46 x 2.28)

(Currently used as a study) with fitted wardrobe, radiator, skylight window to rear with fitted blind, sealed unit double glazed window to rear with stone sill and internal character door.



### Bathroom

7'4" x 7'0" (2.25 x 2.15)

With corner bath with electric shower over, fitted washbasin with fitted base cupboard underneath, corner fitted mirror, shaver point, low level WC, tiled splash-backs, tiled flooring with underfloor heating, double glazed Velux window to rear with fitted blind, sealed unit double glazed obscure window and internal character door.



### Front Garden

The property is set back behind a deep lawned fore-garden with paved pathway leading to the entrance door.

### Rear Garden

To the rear of the property and being of a major asset and sale to this particular property is its private, landscaped enclosed rear garden enjoying fine countryside views. The garden enjoys shaped lawns with a varied selection of shrubs, plants and trees, large sun patio/terrace and additional small patio at the bottom of the garden. Useful log store and bin store.



### Driveway

A block paved driveway provides car standing spaces for four vehicles.

### Brick Store One

5'9" x 3'6" (1.76 x 1.08)

With light.



### Brick Store Two

8'5" x 4'0" (2.57 x 1.23)

With power and lighting.

Council Tax Band - F  
Amber Valley



### Newlands Barns

Within this exclusive development of a total of six barn conversions there is a service charge of £50 per month for the maintenance of the driveways and the communal areas by the request of the Newlands Barns Management. The new owner of this property will become part of the management company which is made up of the owners of the properties. The property can not be let out on the rental market or for a holiday home. Communal Septic Tank.

### Directions

From Derby City centre head north along Duffield Road (A6) proceed through the suburbs of Darley Abbey and Allestree, proceed towards to Duffield via Derby Road and at the set of traffic lights turn left on to Broadway eventually take the left hand turn into Cumberhills Road, proceed along Cumberhills Road and into open countryside. At the crossroads turn right into Woodfall Lane proceed for approximately 1 mile and Newlands Barns will be located on the left hand side, proceed into the courtyard an park on the left.





**Approximate total area<sup>(1)</sup>**  
 798.48 ft<sup>2</sup>  
 74.18 m<sup>2</sup>

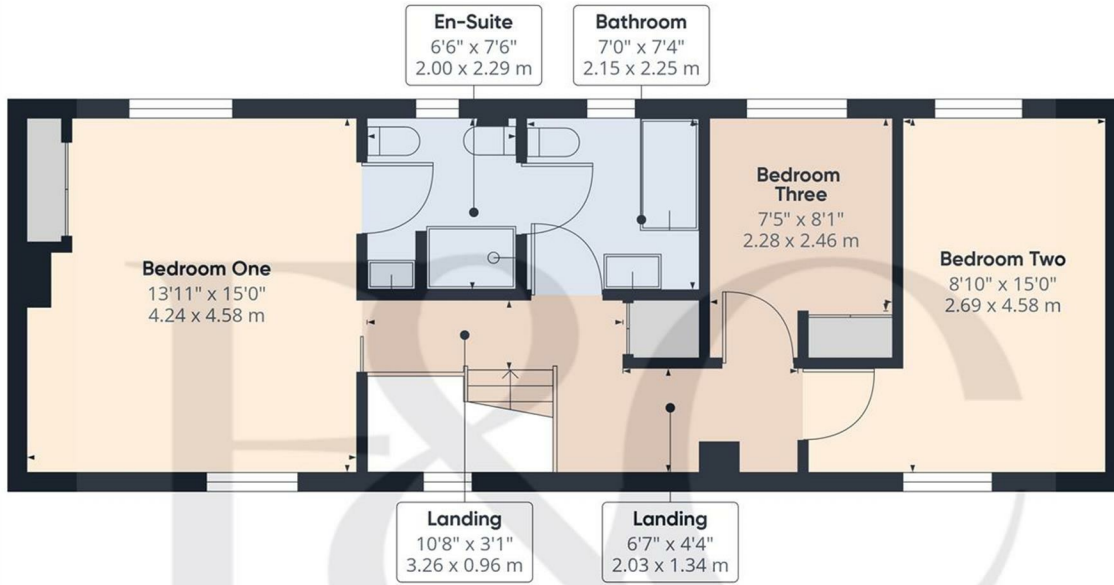
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Approximate total area<sup>1)</sup>  
618.34 ft<sup>2</sup>  
57.45 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>52</b>	<b>63</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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