



## 5 Bed House

Windley Barn, Rood Lane, Idridgehay DE56 2SS

Price £875,000 Freehold



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& Company**

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- Beautiful Barn Conversion
- Private Position - Character Features
- Countryside Views
- Spacious Lounge with Mezzanine
- Garden/Day Room
- Living Kitchen/Dining Room, Utility
- Four Bedrooms, Four Bathrooms
- Private Generous Gardens
- One Bedroom Holiday Cottage
- Large Driveway & Planning Permission Granted for a Car Port/Garage

BEAUTIFUL Grade II listed BARN CONVERSION WITH HOLIDAY COTTAGE – A beautiful four bedroom barn conversion enjoying a very private position with countryside views.

Windley Barn – Porch, hallway, lounge, garden/day room, living kitchen/dining room, utility, four bedrooms and four bathrooms.

Holiday Cottage – Lounge, living kitchen, one bedroom and shower room.

The private gardens enjoy shaped lawns with a varied selection of shrubs, plants and sun patio. Two timber sheds.

A large gated sweeping driveway provides car standing spaces for approximately eight vehicles with Planning Permission granted for a car port/garage.

#### The Location

The property occupies a delightful rural location situated above the village of Ildridgehay which has the benefit of the Black Swan Pub/Restaurant. It is located approximately 7 miles from the centre of Ashbourne known as the gateway to Dovedale and the famous Peak District National Park and local leisure activities include Carsington Water with its fishing and sailing. A wider range of amenities are available in the charming old town of Wirksworth approximately 4 miles to the north.

The City of Derby is only 10 miles away and Derby's outer ring road provides convenient access to major trunk roads, the motorway network and many other midland and northern centres including the M6 and M1 Motorways and East Midlands International Airport. There is a regular train service from Derby to London St Pancras which takes approximately 95 minutes.

#### Accommodation

##### Ground Floor

### Entrance Porch

With double opening front doors both having inset windows, solid oak wood flooring and internal half glazed door giving access to spacious hallway.

### Spacious Hallway

16'8" x 13'8" (5.09 x 4.19)

With solid oak wood flooring with underfloor heating, staircase leading to first floor, exposed timbers and fitted wall lights.

### Light & Spacious Lounge

30'5" x 16'4" (9.29 x 4.99)

With the centre point being the featured large brick fireplace with inset oak lintel incorporating large log burning stove with raised brick hearth, featured half vaulted ceilings with exposed timbers, underfloor heating, sealed unit double glazed French doors, three sealed unit double glazed multipaned windows all having deep windowsills, wall lights and two additional sealed unit double glazed large windows.



### Mezzanine



### Garden Room

19'0" x 8'3" (5.80 x 2.52)

With solid wood flooring with underfloor heating, exposed stone wall, two skylight windows and sealed unit double glazed French doors opening onto sun patio and private gardens.



## Living Kitchen/Dining Room

24'4" x 16'3" x 10'1" (7.44 x 4.97 x 3.09)



## Dining Area

With tiled flooring with underfloor heating, fitted base units with wood worktops, stable door with inset window, multipaned sealed unit double glazed window with deep windowsill, oak internal door and sealed unit double glazed French doors opening onto sun patio and private gardens.



## Kitchen Area

With one and a half stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with solid wood worktops, two wall mounted china display cabinets, built-in stainless steel five ring gas hob with stainless steel extractor hood over, built-in stainless steel combination microwave oven, built-in stainless steel electric fan assisted oven, integrated fridge/freezer, integrated dishwasher, continuation of the solid worktops forming a useful breakfast bar area, tiled flooring with underfloor heating, spotlights to ceiling, concealed worktop lights, sealed unit double glazed multipaned window with deep windowsill and useful pantry cupboard with solid oak shelving.



## Utility Room

11'5" x 5'3" (3.49 x 1.61)

With single stainless steel sink unit with mixer tap, wall and base fitted units with solid wood worktops, tiled flooring with underfloor heating, plumbing for automatic washing machine, space for tumble dryer, sealed unit double glazed multipaned window, wall mounted central heating boiler and sealed unit double glazed door giving access to sun patio and private garden.

## Inner Lobby

With solid oak wood flooring with underfloor heating and sealed unit double glazed door giving access to Holiday Cottage.

### Bedroom Four

14'10" x 13'9" (4.54 x 4.21)

With fitted carpet with underfloor heating, two principal beams to ceiling, sealed unit double glazed multipaned window with deep windowsill, sealed unit double glazed large window and internal oak door.



### Shower Room

With separate shower cubicle with electric shower, pedestal wash handbasin, low level WC, tiled splash-backs, tiled flooring with underfloor heating, shaver point, featured wallpapered wall and internal oak door.



### First Floor

#### Featured Landing

22'2" x 15'10" (6.76 x 4.85)

With two radiators, exposed stone wall, exposed truss and beams, fitted wall lights and two skylight windows.

#### Bedroom One

14'8" x 11'6" (4.49 x 3.51)

With two beams to ceiling, radiator, skylight window, sealed unit double glazed window and open space leading into wardrobe area.



#### Wardrobe Area

11'7" x 3'7" plus wardrobes (3.55 x 1.10 plus wardrobes )

With wardrobes with sliding doors providing storage and oak internal door.

#### Storage Cupboard

Housing the hi-efficiency hot water boiler and providing storage with oak door.

### En-Suite

With double shower cubicle with chrome shower, pedestal wash handbasin, low level WC, fully tiled walls, heated chrome towel rail/radiator, extractor fan, skylight window, shaver point and internal oak door.



### Inner Lobby

With exposed beams, fitted wall lights and latched stripped door giving access to bedroom three.

### Bedroom Two

14'2" x 7'11" (4.32 x 2.42)

With exposed beams to ceiling, radiator, skylight window and oak internal door.



### Bedroom Three

14'6" x 14'4" (4.43 x 4.38)

With two principal beams to ceiling, radiator, sealed unit double glazed window to rear with deep windowsill, large sealed unit double glazed window and internal stripped latched door.



### Bathroom

Bath with shower and shower screen, wash hand basin, low level w.c. tiled splashbacks, exposed beam, skylight window and internal oak door.



### Shower Room

With separate shower cubicle with shower, pedestal wash handbasin, low level WC, tiled splash-backs, shaver point, heated chrome towel rail/radiator, beam to ceiling, extractor fan, sealed unit double glazed obscure window and internal oak door.



### Windy Barn's Private Gardens

A generous sized garden with shaped lawns and a varied selection of shrubs, plants and trees enjoying a high degree of privacy with a warm south to south-westerly aspect. Indian stone sun patio, fruit trees and bushes. Outside lights, cold water tap, power and bin store.



### Garden Shed

11'5" x 7'3" (3.50 x 2.22)

### Timber Shed

5'6" x 3'6" (1.69 x 1.07)

With power and lighting.

### ANNEXE COTTAGE (Holiday Let) - THE BRIAR



### Lounge

11'6" x 9'10" (3.53 x 3.02)

With wood flooring, electric heating, exposed timbers, exposed stonework and staircase leading to living kitchen.

### Living Kitchen

12'1" x 6'10" (3.70 x 2.10)

With single stainless steel sink unit, fitted base cupboards, wood worktops, built-in four ring electric hob, built-in electric oven, extractor hood, wood flooring, sealed unit double glazed French doors, staircase leading to bedroom and sealed unit double glazed multipaned window.



### Shower Room

4'10" x 4'9" (1.48 x 1.45)

With separate shower cubicle with electric shower, pedestal wash handbasin, low level WC, tiled splash-backs, tiled flooring, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator and internal latched door.

### Stairs Leading To Bedroom

### Bedroom

12'7" x 11'10" (3.85 x 3.63)

With exposed beams, sealed unit double glazed window and fitted wall lights.



### The Briar's Garden

A gravelled patio garden with exposed stone wall, flowerbeds, countryside views and enjoys a warm south-westerly aspect.



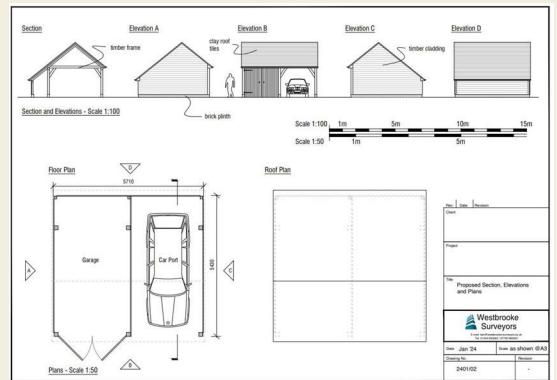


### Gated Large Driveway

A large sweeping gravelled driveway with turning space provides car standing spaces for approximately eight vehicles.



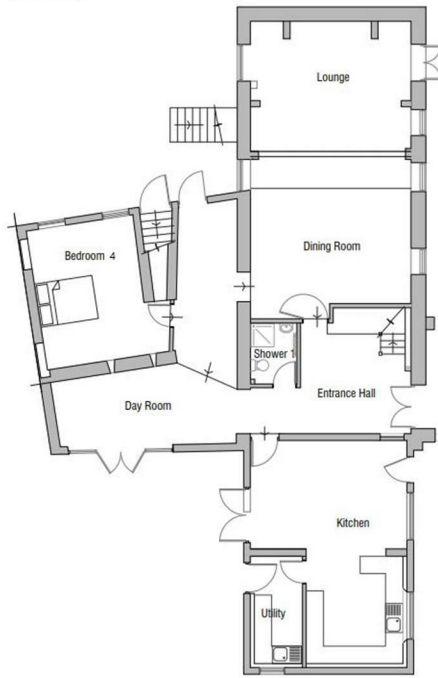
### Planning Permission Granted for a Garage/Car Port Planning reference Amber Valley: AVA/2024/0010



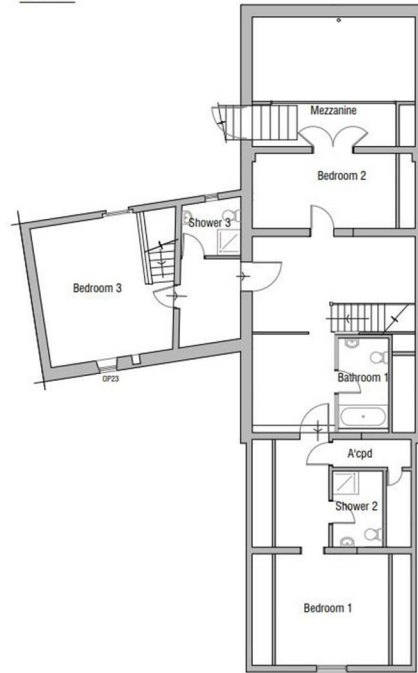
### Council Tax Band - F Amber Valley

Windley Barn

Ground Floor



First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</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>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales**

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2002/91/EC



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