



3 Bed Barn Conversion

The Milking Parlour,
Highfield Farm Moorside
Lane
Holbrook
Derbyshire

£1,995 Per Calendar Month

Fletcher
& Company

The Milking Parlour, Highfield Farm Moorside Lane Belper



- Beautiful Grade II Listed Barn Conversion • Recently Converted to an Impressive Specification • Three Double Bedrooms & Four Piece Bathroom Suite • Underfloor Heating, Heritage Double Glazed Windows & Gas Central Heating • Reception Hallway, Shower Room WC, Living Room & Dining Room • Beautifully Appointed Kitchen & Separate Utility Room • Double Width Driveway & Enclosed Rear Garden • Superb Far Reaching Countryside Views • Available Mid July 2024

THE MILKING PARLOUR- A stunning Grade II listed stone built 3 bedroom barn conversion, that has recently been converted to create a beautiful and most spacious three double bedroom property of immense character and has been appointed a most impressive and stylish specification. The property occupies this exclusive position in the heart of the historic Derbyshire village of Holbrook and offers exceptional far reaching countryside views.

This superior home offers over 1600 square feet of living accommodation and has been comprehensively re-modelled and finished to an impressive specification that really has to be viewed to be fully appreciated.

The accommodation has the benefit of wood unit double glazed heritage windows, gas central heating and underfloor heating on the ground floor. In brief the accommodation comprises: reception hallway, ground floor shower room wc, dining room, living room, beautifully appointed breakfast kitchen with dining island and a separate utility/laundry room.

The first floor landing leads to a most spacious master bedroom suite and two further double bedrooms. There is also a beautifully appointed four piece bathroom with feature roll top bath and walk in shower.

Outside, the property has a double width stone cobbled driveway providing parking for upto four cars. There is lawned foregarden and gated access to an enclosed rear garden with paved patio, area laid to lawn which offers exceptional far reaching countryside views.

* Available Mid July 2024 * EPC - Exempt Grade II Listed * Council Tax Band TBC
* Holding Deposit £460 * Security Deposit £2301





LOCATION

The historic village of Holbrook boasts two village inns, reputable primary school, church and shop/post office. It is highly convenient for local villages including Little Eaton (1 mile) and Duffield (2 miles), both providing a wide range of amenities and recreational facilities including bowling, squash, tennis and football, cricket and golf.

The City of Derby lies approximately 5 miles to the south and the thriving market town of Belper is approximately 3 miles to the north both offering a more comprehensive range of amenities. Excellent transport links are closeby including the A38 leading to the M1 motorway. Local recreational facilities nearby include three noted golf courses and country clubs at Breadsall Priory, Horsley Lodge and Morley Hayes.

For those who enjoy leisure pursuits the village of Holbrook is situated on the doorstep of the beautiful Derbyshire countryside which provides some delightful scenery and walks.

THE ACCOMMODATION

GROUND FLOOR

Reception Hallway

17'5" x 9'1" (5.31m x 2.77m")

Entrance through solid wood stable style door with glazed inset into the reception hallway with lime flagstone flooring with underfloor heating, feature tall windows to the front and side elevations with impressive views over open countryside, feature exposed brick wall, oak latched door giving access to shower room WC and oak staircase with solid oak handrail and oak spindles leading to first floor.

Shower Room WC

8'11" x 4'11" (2.72m x 1.50m")

Fitted with a white three-piece suite comprising low level WC, wall mounted ceramic wash handbasin with ceramic tiled splash-backs, corner shower with wall mounted chrome mains-fed shower unit, shower attachment and rain shower head above, curved glass, metro style tiled splash-backs, lime flagstone flooring, exposed beams, recessed LED downlighters, extractor fan and built-in storage cupboard housing the underfloor heating manifold.

Dining Room

14' x 13'8" (4.27m x 4.17m")

With lime flagstone flooring with underfloor heating, feature exposed beam and hardwood panelled door giving access to side garden.

Living Room

17' x 14'1" (5.18m x 4.29m")

With lime flagstone flooring with underfloor heating and control, tv point, exposed beams, wood unit double glazed windows to the rear and side elevations and solid wood panelled door with glazed inset giving access to rear pathway.

Breakfast Kitchen

16' x 14'4" (4.88m x 4.37m")

Fitted with a range of beautiful panelled wall, base, drawer and large pan units with pewter effect handles and roll edge solid oak woodblock worksurface over, matching splash-back, composite sink with swan neck style mixer tap with extendable hose, integrated stainless steel electric double oven and grill with stainless steel gas five ring hob, glazed splash-back and stainless steel extractor canopy over, integrated tall fridge/freezer, integrated slimline dishwasher, dining island with solid oak woodblock worksurface and drawer units below with built-in power, exposed beams, recessed LED downlighters, smoke alarm, lime flagstone flooring with underfloor heating and control, wood unit double glazed window to the rear elevation, oak latched door giving access to the utility room and solid wood panelled door with glazed inset giving access to rear pathway.

Utility Room

9'1" x 6'9" (2.77m x 2.06m")

Fitted with beautiful panelled base units and tall built-in storage cupboard with pewter effect handles, solid oak woodblock worksurface over, ceramic sink with chrome swan neck style mixer tap, low level appliance space with plumbing for automatic washing machine, space for tumble dryer, wall mounted combination boiler, recessed LED downlighters, extractor fan and feature tall wood unit double glazed window to the front elevation.

FIRST FLOOR

Landing

With freestanding anthracite matte finish two column radiator, loft access, smoke alarm, Velux double glazed window to the front elevation and oak latched doors giving access to all three bedrooms and bathroom.

Master Bedroom

22'0" max x 13'5" into eaves (6.71m max x 4.11m into eaves)

With two freestanding four column anthracite radiators, exposed timbers, beams and stonework, built-in dressing area, glass panelled window to the rear elevation and two Velux double glazed windows to the side elevation.

Bedroom Two

14'9" x 11'1" (4.50m x 3.38m")

With a high semi-vaulted ceiling, exposed beam, feature bare brick wall and glass panelled window to the rear elevation.

Bedroom Three

13'1" x 10'5" (3.99m x 3.18m")

With freestanding standing anthracite three column radiator, vaulted ceiling, exposed timbers and wood unit double glazed panelled window to the rear elevation with superb far-reaching views.

Four Piece Bathroom Suite

14'5" x 5'10" (4.39m x 1.78m")

Fitted with a white four-piece suite comprising roll top bath with clawed feet and wall mounted Victorian style shower mixer attachment with mixer tap, pedestal wash handbasin with ceramic tiled splash-backs, low level WC, double width walk-in shower with glazed shower screen, porcelain tiled splash-back areas, feature vertical porcelain tiled patterned wall, feature exposed brick wall, ceramic tiled flooring, feature period style chrome towel rail with inset white column radiator, beams to ceiling, recessed LED downlighters and Velux double glazed window to the front elevation.

OUTSIDE

Frontage & Driveway

A double width stone cobbled driveway provides off-road car standing for approximately four vehicles with a front lawned garden area, drystone walled boundary and timber gated access leading to the enclosed rear garden.



Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390

E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk



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& Company

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