



4 Bed Barn Conversion

Springhill Barn Cliffash Lane, Idridgehay, Belper DE56 2SE

Price £850,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Beautiful Stone Barn Conversion with Detached Holiday Let Barn - Lucrative Income
- Stunning Countryside Views
- Magnificent Extended Lounge with Stone Fireplace
- Well Appointed Fitted Kitchen/Dining Room & Additional Dining Room
- Utility & Cloakroom
- Three Double Bedrooms & Two Bathrooms
- Formal Gardens & Fields- Extending to approx. 4 acres
- Two Driveways - Excellent Car Parking
- Air Source Heat Pump With Underfloor Heating (Ground Floor)
- Nestles into the Derbyshire Hillside - A Highly Attractive Property

BEAUTIFUL BARN WITH STYLISH HOLIDAY HOME - A quite outstanding three bedroom barn conversion with one bedroom Airbnb holiday home enjoying magnificent countryside views set in approx. 4 acres.

It is located in an idyllic popular rural village location, nicely situated along a very pleasant country lane between the popular village of Duffield and the market town of Wirksworth.

The Location

The property occupies a delightful rural location situated above the village of Idridgehay. 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

SPRINGHILL BARN



Superbly Extended Lounge

24'7" x 22'7" (7.51 x 6.89)

With magnificent stone fireplace with large inset oak lintel incorporating log burning stove and raised stone hearth, stone flooring with underfloor heating, revealed beams to ceiling, feature double glazed sliding doors opening onto gardens and maximising the superb views across the Derbyshire countryside and beyond, two double glazed windows either side of fireplace with stone surrounds and two double glazed picture windows with stone tiled sills overlooking well stocked fore-garden.



Dining Room

17'5" x 14'5" (5.33 x 4.41)

With stone flooring with underfloor heating, open square archway with large oak lintel opening into lounge, two inset stone through windows either side of archway, inset stonework, oak staircase leading to first floor, vaulted ceilings with revealed beams, double glazed picture window overlooking fore-garden to front and double glazed French doors opening onto gardens with beautiful countryside views.



Beautiful Kitchen/Dining Room

18'8" x 17'4" (5.70 x 5.29)

With Belfast style sink with chrome mixer tap, wall and base fitted units with attractive matching granite worktops, concealed worktop lights, exposed stone chimney breast incorporating electric Rayburn Range cooker with matching granite splash-back and inset oak lintel, stone flagged flooring with underfloor heating, matching kitchen island with granite worktops and fitted base cupboards with solid oak corners, revealed beams to ceiling, double glazed door, burglar alarm control panel, integrated Neff dishwasher, integrated large fridge, wine rack, two double glazed windows with stone mullions and granite tiled sills enjoying fine views across the countryside, double glazed French doors opening onto patio and gardens and internal oak latched door giving access to utility room.



Utility Room

8'5" x 6'8" (2.57 x 2.05)

With single sink unit with chrome mixer tap, wall and base fitted units with matching worktops, plumbing for automatic washing machine, space for tumble dryer, stone flooring with underfloor heating, charming stable door giving access to gardens, concealed cupboard for hot water tank and air source heat pump controls, spotlights to ceiling, wood skirting boards and architraves, coat hangers and internal oak latched door giving access to cloakroom.

Cloakroom

6'8" x 2'11" (2.05 x 0.90)

With low level WC, pedestal wash handbasin, tiled splash-backs, stone flooring with underfloor heating, double glazed obscure window with stone tiled sill, spotlights to ceiling, extractor fan and internal oak latched door.

First Floor

Landing

With the continuation of the attractive solid oak balustrade, revealed beams to ceiling, sealed unit double glazed Velux style window, internal oak latched door giving access to main bedroom with en-suite, beautiful countryside views and double glazed Velux window to front.

Double Bedroom One

17'4" x 14'3" (5.29 x 4.35)

With feature vaulted ceiling, three radiators, double glazed Velux window to front, two matching double glazed windows with stone surrounds enjoying beautiful countryside views, open space landing into dressing area and internal oak latched door giving access to en-suite.



Dressing Area

With two matching double wardrobes, radiator, spotlights to ceiling, double glazed Velux style windows, open space leading into bedroom and beautiful countryside views.

En-Suite

10'5" x 7'7" (3.18 x 2.33)

With large double shower cubicle with chrome fittings including shower, twin washbasins both having chrome fittings, low level WC, tiled splash-backs, wood effect flooring, spotlights to ceiling, illuminated mirror, shaver point, double-glazed Velux style window and internal oak latched door.



Inner Landing

With radiator, oak skirting boards and architraves, access to roof space, spotlights to ceiling, radiator, double glazed Velux window to rear with beautiful countryside views and open square archway leading into landing.

Double Bedroom Two

15'10" x 8'10" (4.84 x 2.71)

With feature wallpapered wall, radiator, double glazed Velux window to front, double glazed window with stone sill and internal oak latched door.



Double Bedroom Three

16'0" x 8'10" (4.90 x 2.70)

With radiator, double glazed Velux window to rear and internal oak latched door.



Family Bathroom

11'0" x 6'0" (3.36 x 1.85)

A four-piece bathroom in white with roll edge top bath with chrome fittings including chrome claw feet, pedestal wash handbasin with chrome fittings, low level WC, large double shower cubicle with chrome fittings including shower, tiled splash-backs, oak panelling to walls including useful storage cupboards, radiator, spotlights to ceiling, wall mounted lights, double glazed Velux window to front and internal oak latched door.



Gardens

The property enjoys private gardens laid to lawn with a large gravelled seating area complemented by natural dressed stone walling providing a pleasant entertaining space enjoying the superb views across the Derbyshire countryside and beyond. To the front of the property is a well screened fore-garden with a varied selection of shrubs and trees including attractive Acer tree and gravelled beds.



Driveway

A gravelled driveway provides car standing spaces for two/three cars.

THE LODGE - Holiday Let

(The lodge could be turned into annexe accommodation subject to planning permission)



Living Lounge/Dining Room/Kitchen

20'6" x 12'3" (6.27 x 3.74)

Lounge Area

With electric heater, pine clad walls and ceiling, vaulted ceiling, countryside views, open space leading into dining and kitchen area and double glazed French doors opening onto gardens.



Dining Area

With vaulted ceiling, pine clad ceiling, countryside views, open space leading into lounge area and kitchen area and double glazed French doors opening onto gardens.

Kitchen Area

With single sink with chrome mixer tap, wall and base fitted units with matching worktops, built-in two ring electric hob with glass splash-back and extractor hood over, built-in electric fan assisted oven, concealed hot water cylinder, electric heater, integrated fridge, pine clad wall, vaulted ceiling, pine clad ceiling, countryside views, sealed unit double glazed window with tiled sills and open space leading into lounge and dining area.



Double Bedroom

10'2" x 8'6" (3.10 x 2.60)

With vaulted ceiling, pine clad wall, electric heater, sealed unit double glazed window, sealed unit double glazed picture window with beautiful countryside views and internal oak latched door.



En-Suite

10'1" x 3'3" (3.09 x 1.00)

With separate shower cubicle with chrome shower, fitted washbasin with chrome fittings, low level WC, high ceiling, spotlights to ceiling, heated towel rail/radiator, illuminated mirror, shaver point, sealed unit double glazed obscure window and internal door.



Garden

There is an attractive low maintenance secluded garden with gravel, attractive trellising and oak panelling providing a pleasant sitting out space with fine views across the countryside.



Driveway

The lodge benefits from having its own private access driveway with ranch style gates opening onto a gravelled driveway for two car parking.



Fields

The property comes complete with enclosed fields/paddocks extending to approximately four acres or thereabouts, with useful timber store on a concrete base.



Council Tax Band - F
Amber Valley





Approximate total area[®]
1255.76 ft²
116.66 m²

Reduced headroom
17.06 ft²
1.59 m²

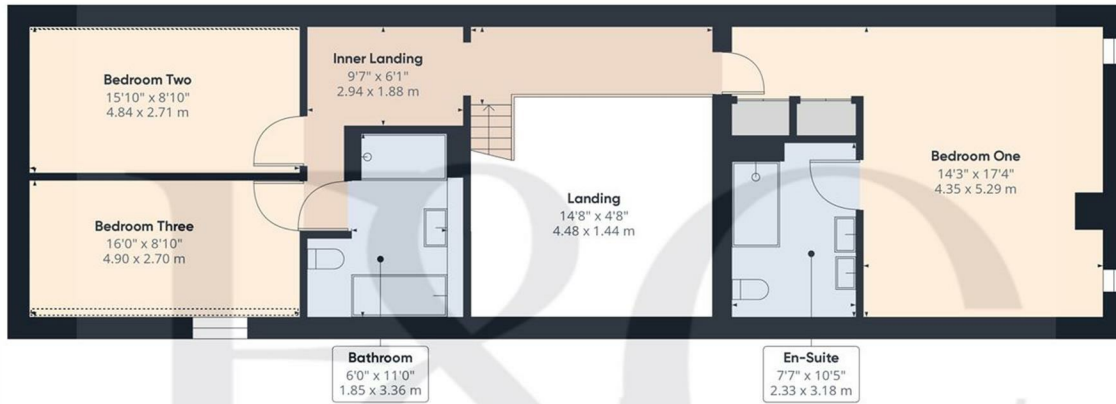
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

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Floor 1

Approximate total area⁽¹⁾

883.5 ft²
82.08 m²

Reduced headroom

17.06 ft²
1.59 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

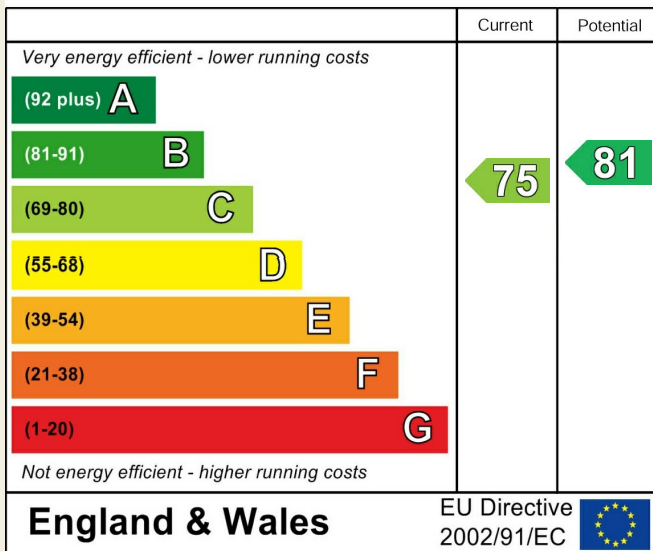
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GIRAFFE 360

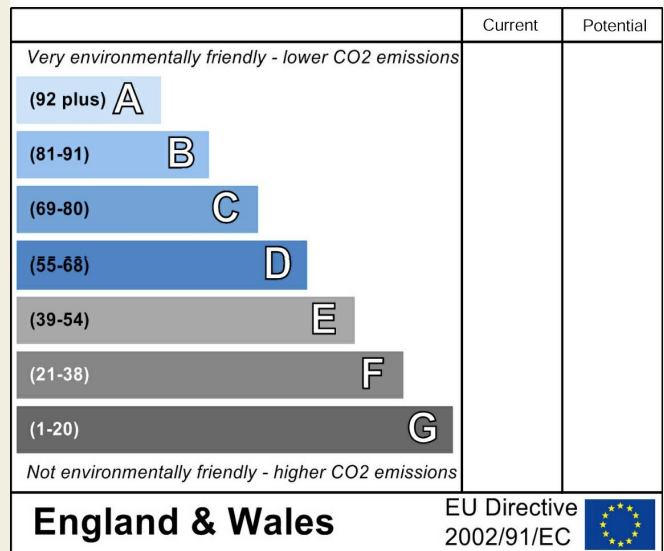
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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