



5 Bed Barn Conversion

New Barn Ashbourne
Road
Kirk Langley
Ashbourne
DE6 4NS

£3,995 Per Calendar Month

Fletcher
& Company

New Barn Ashbourne Road Ashbourne DE6 4NS



- PETS CONSIDERED • AVAILABLE EARLY SEPTEMBER 2024 • ECCLESBOURNE SCHOOL CATCHMENT • GATED COMPLEX WITH CCTV • EXTREMELY ENERGY EFFICIENT PROPERTY • OUTSTANDING VIEWS • FULLY FUNCTIONING CINEMA ROOM • PROPERTY WILL BE RE-DECORATED THROUGHOUT • ACCESS TO 5 ACRES, PERFECT FOR WALKS • DETACHED AND SELF CONTAINED ANNEXE

ECCLESBOURNE SCHOOL CATCHMENT AREA - Most impressive, executive property set over three floors, approximately three years old occupying a substantial plot with stunning views over the garden and countryside beyond.

The property benefits from underfloor heating on all three floors via an efficient ground source heat pump and a mechanical vent heat recovery system (MVHR). A Crestron Smart Tone System enables control of various devices throughout the home. Air conditioning will be fitted to all bedrooms (photographs of bedrooms to follow).

Sonos sound system is hardwired in the four principle rooms along with LED low cost lighting throughout the accommodation and the property further benefits from full fibre optic broadband.

The property has electric gated access and CCTV as well as an alarm system with the added benefit of an electric vehicle charging point and large parking spaces for approximately ten vehicles.

The property enjoys stunning views across the countryside with a gardener available throughout the year. Access is available to a private five-acre field to the rear of the property.

Please note the Landlord is open to an un-furnished, part or fully furnished let. The successful Tenant can select from a variety of available colour choices prior to moving in as the property will be re-decorated throughout.

The location of New Barn affords quick routes to all areas of Derby and surrounding areas within moments.

Pets considered. Long Term Lets Available.





Accommodation

GROUND FLOOR

Entrance Hall

16'3" x 14'3" (4.96 x 4.35)

With entrance door, feature slide proving access to the lower level with adjacent staircase, further staircase leading to the first floor and doors giving access to the living room, fitted guest cloakroom and kitchen. This area of the property, like others, provides a sense of class, space and quality.

Living Room

22'7" x 13'5" (6.89 x 4.11)

Spacious living room with feature fireplace offering far reaching views of the the plots accompanying land. Sits proudly over the outdoor entertainment area, and has a warm and cosy feel to it whilst feeling light and spacious.

Kitchen

22'7" x 13'5" (6.89 x 4.10)

With integrated Neff appliances, boiling water tap, wine cooler, matching base and wall units, breakfast bar area, tiled flooring and open space leading into a separate dining area. This area of the property further benefits from easy access out onto one of the patio areas, with extremely nice views of the lawn area to the side of this stunning property.

Laundry Room

8'6" x 7'10" (2.61 x 2.41)

A fully equipped laundry/ utility room which is accessed neatly from the kitchen. Access is also available to the rear lawn from this thoughtfully planned and placed room.

Fitted Guest Cloakroom

7'9" x 5'5" (2.38 x 1.66)

With low flush WC, wall mounted mirror and wash handbasin with cupboard beneath.

LOWER LEVEL

A particular feature of this property is a slide providing access from the ground floor to the lower level with adjacent staircase.

Open Plan Kitchen/Living Area

20'6" x 15'9" x 12'10" x 12'7" (6.26 x 4.82 x 3.92 x 3.84)

Open plan living space incorporating kitchen/living/dining area complete with cocktail bar, cinema area and bi-fold doors giving access to a sunken patio/entertaining space. This area of the property is so well thought out, so subsequently offers extreme amounts of flexibility. This is currently used as a play area with bedroom. one end and an entertaining and exercise area.

Cinema Room

20'4" x 12'0" (6.21 x 3.68)

Boasting a large screen TV with in-built, state of the art, surround sound speakers. Please note this area could also be used as additional bedroom space/office/gym or entertaining space, if desired.

Shower Room

6'4" x 5'11" (1.94 x 1.82)

With shower cubicle, low flush WC, wash handbasin, towel radiator and wall mounted mirror.

Energy/Plant Room

FIRST FLOOR

Bedroom One

14'0" x 13'7" (4.27 x 4.16)

En-Suite

8'0" x 6'7" (2.44 x 2.01)

A stunning and spacious en-suite shower room

Walk-In Wardrobe/Office

8'1" x 6'7" (2.47 x 2.03)

Very nicely fitted room which is accessed directly from the Master Bedroom

Bedroom Two

13'5" x 11'11" (4.11 x 3.64)

Bedroom Three

13'5" x 10'5" (4.11 x 3.20)

Family Bathroom

12'7" x 8'0" (3.86 x 2.44)

A superbly fitted, and extremely spacious four piece bathroom

DETACHED ANNEXE

One bedroom detached annexe with stunning views over the garden and open countryside beyond comprising open plan kitchen/living area, bedroom and shower room.

Open Plan Kitchen/Living Area

10'9" x 5'7" (3.29 x 1.72)

Bedroom

10'4" x 10'1" (3.16 x 3.08)

Shower Room/WC

6'5" x 4'11" (1.97 x 1.51)

Outside

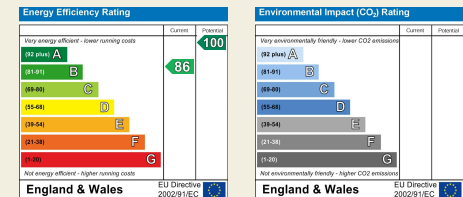
The property has parking spaces for approximately ten vehicles.

Council Tax Band G

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