



## 5 Bed House - Detached

The Barn 50 Church Road, Quarndon, Derby DE22 5JB

Price £1,100,000 Freehold



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& Company**

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- Luxury Detached Barn – Part Exchange Available – No Upward Chain
- Ecclesbourne School Catchment Area
- Stunning Living Lounge/Dining/Kitchen
- Stylish Cinema Room
- Entrance Hall with Boot Area & Utility
- Five Double Bedrooms & Five En-Suites
- Private Courtyard & South Facing Terraced Gardens
- Extensive Car Parking with Garage
- Charming Pizza Barn & Shed
- ( Potential to be a Holiday Let & Airbnb with Generous Income! )

**\*\*PART EXCHANGE CONSIDERED\*\*** ECCLESBOURNE SCHOOL CATCHMENT AREA – The Barn is a luxurious five bedrooms, five bathroom detached home that offers an exceptional living experience – No upward chain.

Upon entering, you are greeted by a stunning living lounge that seamlessly integrates with a dining area and a high quality handcrafted Tulip wood kitchen, creating an inviting space perfect for both entertaining and family gatherings. The property boasts five generously sized bedrooms, each accompanied by its own en-suite bathroom, ensuring comfort and privacy for all residents and guests.

The outdoor space is equally remarkable, featuring a private courtyard that leads to south-facing terraced gardens, ideal for enjoying sunny afternoons. A delightful pizza barn adds a unique touch, perfect for al fresco dining and entertaining friends and family.

For those with multiple vehicles, the property offers extensive parking along with a garage.

#### Part Exchange

This is a great option for buyers, our clients are looking for a smooth and efficient sale and will consider part exchange for a house in the Derby area, book a viewing today to see your dream home.

#### The Location

The property is situated in the very sought after village of Quarndon, some three miles north of Derby City centre and 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 in the catchment area for the noted Ecclesbourne School in Duffield. Golf courses at Duffield and Kedleston.

#### Ground Floor

### Entrance Hall with Boot Area

16'2" x 15'3" (4.93 x 4.67)

With large feature Tom Dixon pendant melt lights, entrance door with chrome fittings, tiled flooring with under-floor heating, featured vaulted ceiling with two principal beams, sealed unit double glazed door giving access to the private south west gardens, exposed brickwork, a sealed unit double glazed window, coat hangers and matching shoe store with solid oak seat.

### Living Lounge/Dining Room/Kitchen

52'1" x 15'8" (15.9 x 4.79)



### Lounge Area

With featured vaulted ceiling incorporating exposed trusses and beams, tiled flooring with under-floor heating, two side sealed unit double glazed windows, double glazed French doors opening onto the private south west facing gardens, sealed unit double glazed window overlooking the courtyard garden.



### Dining Area

With featured log burning stove with glass hearth, featured vaulted ceiling with exposed trusses and beams, tiled flooring with under-floor heating, double glazed door giving access to the garden, two sealed unit double glazed windows to the front, stable door giving access to the courtyard garden. Continuation of the handcrafted kitchen with fitted unit comprising of matching Quartz worktops, integrated beer fridge, stainless steel wine cooler, integrated Neff freezer and two wine racks.



### Quality Handcrafted Kitchen

A high quality handcrafted Tulip wood kitchen completely refurbished in March 2023 consisting of a large peninsula island with one and a half sink unit with chrome mixer tap, a good range of storage cupboards underneath providing excellent storage with attractive Quartz worktops, the continuation of the kitchen island having a Neff five ring induction hob with concealed extractor hood, built-in Neff dishwasher, a further range of units beautifully handcrafted with drawers and built-in Neff electric fan assisted double oven, single oven with grill, double warming drawer and large integrated Baumatic fridge. The kitchen area extends to a further coffee/tea area with matching range of wall and base cupboards, again with Quartz worktops and also incorporating a single inset sink with chrome Quooker boiling tap, Neff microwave oven, concealed recycling bins, integrated Fridgmaster freezer, vaulted ceilings, exposed truss and beams and tiled flooring with underfloor heating.



### Cinema Room

17'5" x 15'6" (5.31 x 4.73)

With featured central TV display alcove with attractive log effect electric fire, vaulted ceilings with exposed trusses and beams, tiled flooring with underfloor heating, air conditioning unit, two sealed unit double glazed windows with deep windowsills and walk-in storage cupboard.



### Utility Room

10'3" x 5'1" (3.13 x 1.56)

With large deep sink with chrome mixer tap which is also a shower tap ideal for dog washing, a good range of fitted base cupboards with matching Quartz worktops, tiled flooring with underfloor heating, clothes rail, plumbing for automatic washing machine, space for tumble dryer, Worcester Greenstar 40 boiler, spotlights to ceiling, smoke alarm and tiled flooring with underfloor heating.



### Inner Hallway

With staircase leading to the first floor, large feature pendent lights, spotlights to the ceiling, two sealed unit double glazed windows overlooking the courtyard garden and three charming small matching sealed unit double glazed windows.

### Double Bedroom One

15'3" x 11'5" (4.65 x 3.49)

With spotlights to ceiling, featured oak wall, air conditioning unit, sealed unit double glazed window with internal plantation shutter blinds overlooking the courtyard garden, sealed unit double glazed door giving access to the private south west gardens and internal panelled door.



### Dressing Room

14'11" x 9'8" (4.55m x 2.95m)

With a comprehensive range of fitted wardrobes providing good storage with sliding doors, central fitted island with fitted drawers beneath providing good storage, tiled flooring with under-floor heating, spotlights to ceiling, double glazed window overlooking the courtyard garden, double glazed door giving access to the private south west garden and sliding latched door giving access to en-suite bathroom one.



### En-Suite One

11'10" x 5'6" (3.61 x 1.69)

With bath with chrome fittings including mixer tap/shower attachment, circular wash basin with chrome fittings, low level WC, large double walk-in shower enclosure with chrome fittings including shower, heated chrome towel rail/radiator, tiled flooring with under-floor heating, bathroom TV, spotlights to ceiling, extractor fan and a sealed unit double glazed window.



### Double Bedroom Two/Office

13'10" x 11'10" (4.22 x 3.61)

With beams to ceiling, spotlights to ceiling, tiled flooring with under-floor heating and double glazed door giving access to the private south facing garden.



### En-Suite Two

11'1" into recess x 6'2" (3.39 into recess x 1.90)

With double shower enclosure with chrome fittings including shower, circular wash basin with chrome fittings, low level WC, tiled flooring with under-floor heating, heated chrome towel rail/radiator, sealed unit double glazed window, extractor fan, illuminated mirror and internal panelled door with chrome fittings.

### First Floor

#### Landing

Having a sealed unit double glazed window, delightful far reaching southerly views, exposed brickwork, exposed beams and tiled flooring with under-floor heating.

### Double Bedroom Three

15'3" x 9'3" (4.65m x 2.82m )

With a range of fitted wardrobes providing good storage with sliding doors, featured vaulted ceiling with exposed beams, tiled flooring with under-floor heating, fitted wardrobes with sliding doors. two sealed unit double glazed windows both having internal shutters, delightful far-reaching views and internal panelled door.



### En-Suite Three

12'6" x 6'0" (3.82 x 1.83)

With white bath with chrome fittings with chrome mixer tap/shower attachment, circular wash basin with chrome fittings, low level WC, double shower enclosure with chrome fittings including shower, featured vaulted ceiling with exposed beam, heated chrome towel rail/radiator, tiled flooring with under-floor heating, sealed unit double glazed window overlooking the courtyard garden, bathroom TV and sliding internal latched door.



### Double Bedroom Four

12'3" x 11'8" (3.75 x 3.58)

With featured vaulted ceiling with exposed beams, tiled flooring with under-floor heating, sealed unit double glazed window overlooking the courtyard garden and internal panelled door.



### En-Suite Four

11'3" into recess x 5'3" (3.44 into recess x 1.62)

With double shower enclosure with chrome fittings including shower, circular wash basin with chrome fittings, low level WC, tiled flooring with under-floor heating, heated chrome towel rail/radiator, vaulted ceiling with exposed beams, extractor fan and sliding internal latched door.

### Double Bedroom Five

14'0" x 13'8" (4.27m x 4.17m )

With comprehensive range of fitted wardrobes providing good storage with sliding doors, featured vaulted ceiling with exposed trusses and beams, tiled flooring with under-floor heating, sealed unit double glazed window, delightful far reaching views, wardrobes with sliding doors and internal panelled door.

### En-Suite Five

11'4" into recess x 5'2" (3.46 into recess x 1.60)

With double shower enclosure with chrome fittings including shower, circular wash basin with chrome fittings, low level WC, tiled flooring with under-floor heating, vaulted ceiling with exposed beam, heated chrome towel rail/radiator, sealed unit double glazed window overlooking the courtyard garden and sliding internal latched door.

### Gardens and Grounds

The property enjoys attractive low maintenance gardens to include a front courtyard, rear garden and side south facing terraced garden.



### Private Courtyard Garden

The property is of an L-shaped design overlooking an extensive courtyard with a south west facing private patio, featured ancient olive tree and low maintenance lavender borders. Featured brick walls and a wide pedestrian access via gates leading to Church Road.



### Private Rear Garden

A stunning landscaped rear garden of gabion baskets and lawns enhance the contemporary feel of the barn.

### Private Side South Terrace

Accessed via steps from the parking area, the large south facing landscaped terrace with steel planters has ample space for entertaining with seating and dining areas.

( Eight-seater Hot Tub included in the sale at a successful sale price. )





### Driveway

To the rear of the barn is a cobbled driveway which forms parking for five/six vehicles whilst blending into the adjoining landscape. A further cobbled driveway leads down to the front of the barn ( courtyard garden ) and to the attractive pizza barn, garage and shed.



### Pizza Barn

18'8" x 18'5" (5.70 x 5.62)

With block paved flooring, vaulted ceiling with exposed beams and trusses, bespoke log store, charming brick built pizza oven and television point.



### Garage

18'4" x 9'5" (5.60 x 2.89)

With concrete flooring, power and lighting, vaulted ceiling, exposed beams and brickwork, double opening front door and integral door giving access to the pizza barn.

### Shed

13'5" x 5'7" (4.11 x 1.72)

With power and lighting and concrete base.

### Security

The property benefits from CCTV to the barn and outbuildings. Burglar alarm operable by fob or remotely via app.

### Additional Garage

There was planning permission granted to the left-hand side of the garage to erect a further garage. Passed in 2022 (Amber Valley) but now lapsed.

Fast Internet

High speed fibre WiFi directly to the house.

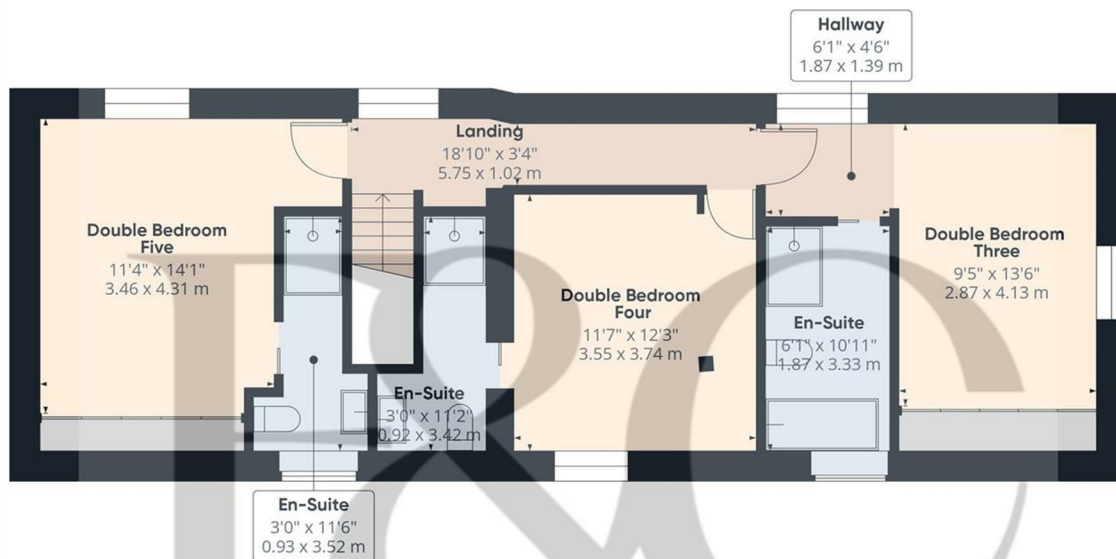
Holiday Let/Airbnb

With five bedrooms, five bathrooms, games room, hot tub, outdoor entertaining barn with brick built pizza oven and plenty of car parking, we believe the Holiday let, Airbnb and short term Rental market would generate high levels of occupancy and gross annual income at 60% occupancy at £125,000 gross and £73,000 net \*



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**Approximate total area<sup>(1)</sup>**  
733 ft<sup>2</sup>  
68.2 m<sup>2</sup>

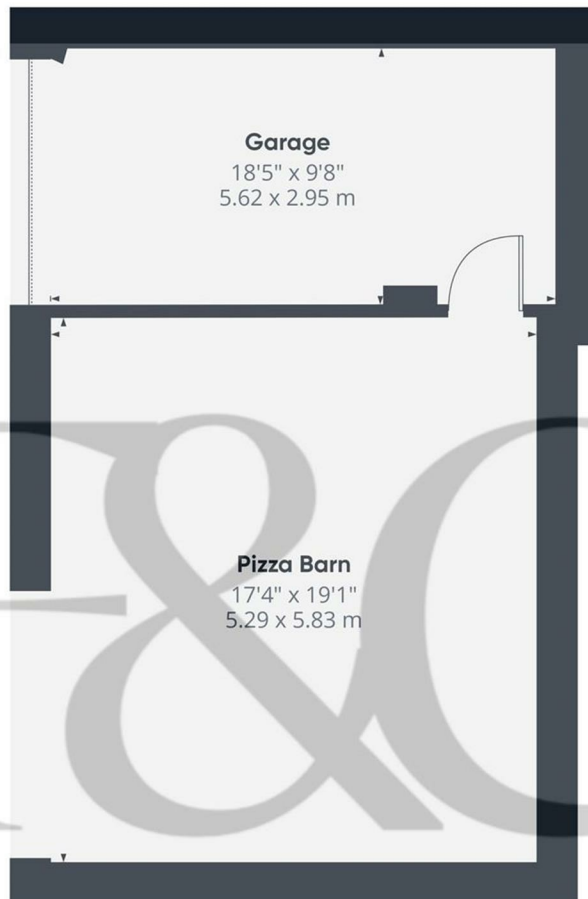
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

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Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
509 ft<sup>2</sup>  
47.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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8 ft<sup>2</sup>  
0,7 m<sup>2</sup>

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