



3 Bed Barn Conversion

1 The Stock Shed Hasker Farm, Kirk Ireton, Ashbourne DE6 3JY

Price £699,950 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Fabulous High Quality New Design & Build Barn Conversion – EPC Rating B
- Peaceful Rural Location with Beautiful Views – Views of Carsington Water
- Lounge with Log Burner & Snug
- Living Kitchen/Dining Room & Utility Room
- Three Double Bedrooms & Two Bathrooms
- Large Mezzanine with Useful Attic Storage
- Sunny Landscaped Gardens – Design by Renee Brailsford
- Large Stone Driveway
- High Speed Broad Band – Full Fibre Available – 900Mbs
- No Chain Involved – High Specification – All Fittings Included In Sale

1 THE STOCK SHED – Designed by Matthew Montague Architects. Outstanding New Barn Conversion of High Quality, set in a peaceful rural location with beautiful views, yet only a short drive from Carsington Water, Kirk Ireton, Wirksworth, Ashbourne and Matlock.

Light and airy open plan living with vaulted ceilings, feature lighting and a Rais woodburning stove installed by locally renowned Robeys of Belper. The accommodation has been carefully zoned for modern day living using feature dividing walls and a central hexagon with spiral staircase leading to the mezzanine level. Three double bedrooms, two with bifold doors opening to the terrace. Main bedroom en-suite with wet room style shower with illuminated niche, illuminated cabinet, floating basin, back to the wall wc and heated towel radiator and further large family bathroom with oversized walk in wet room shower, end to end bath, 800 vanity unit, back to the wall wc, illuminated cabinet, illuminated niches to shower and bath and heated towel radiator. Both bathrooms are fully tiled with quality wall and contrasting on non slip floor tiles.

Stunning bespoke handmade spiral staircase made by British Spirals and Castings leading to the large mezzanine area surrounded by seamless glass balustrading. A large multi-functional space with superb views and providing access to the large full height storage room over the bedroom accommodation.

Fully fitted kitchen with quality appliances. Full height concealed fridge, full height concealed freezer, dishwasher to island, NEFF combination microwave oven, NEFF fan oven and NEFF downdraft induction hob. One and a half bowl white ceramic undermount sink with boiling water tap. Stunning granite worktops, space for wall mounted television, island seating for at least four people with separate area for full sized dining table.

Large utility/boot room with undermount sink, granite worktop, space for washing machine and tumble dryer and also good storage for larger items su

First Class Economy Home

Efficient design making it very economical to run. All lighting dimmable and energy efficient. Wet underfloor heating system using Ideal Logic Air source heat pump and unlimited private water supply.

The Location

The barn is set in a peaceful rural location within a small complex of converted farm buildings, surrounded by fields and mature trees, with lovely views. Just ten minutes drive to Carsington Water which offers watersports, wildlife and walks, and ten minutes to the nearest town of Wirksworth. Other local market towns include Ashbourne and Matlock. The nearest village, Kirk Ireton, has a popular pub, a community run village shop, and a primary school which is rated as "outstanding". Carsington Water 3 miles, Wirksworth 3 miles, Matlock 7 miles and Ashbourne 7 miles.

Accommodation

Entrance Hall

9'2" x 7'6" x 4'11" x 3'1" (2.81 x 2.31 x 1.50 x 0.95)

With double glazed door with matching double glazed aluminium side window, high ceilings and underfloor heating.

Lounge

17'8" x 14'4" (5.38m x 4.37m)

With a log burner, feature vaulted ceilings, underfloor heating, designer lighting, two double glazed aluminium picture windows, additional double glazed aluminium triangular shaped window to side and double glazed aluminium bi folding doors opening onto sun patio and garden.



Living Kitchen/Dining Room

37'2" x 17'6" (11.34 x 5.34)

With central fitted kitchen island with one and a half inset sink and incorporating Woda boiling tap, granite worktops, concealed recycling bin cupboard, integrated dishwasher, built-in Neff induction hob with downdraft extractor, a further range of fitted base cupboards again with matching granite worktops, built-in Neff electric fan assisted oven, built-in Neff combination microwave oven, integrated large fridge, integrated large freezer, underfloor heating, vaulted ceilings with spotlights to ceiling, a continuation of the matching granite worktops forming a useful breakfast bar area, double glazed entrance door with matching side double glazed aluminium windows, two double glazed aluminium windows and additional triangular shaped double glazed aluminium window to side.



Utility/Boot

8'9" x 7'11" (2.67 x 2.42)

With single sink with chrome mixer tap, plumbing for automatic washing machine, space for tumble dryer, granite worktops, storage cupboards, underfloor heating, spotlights to ceiling, extractor fan, two double glazed aluminium windows and internal oak veneer door with chrome fittings.



Snug

10'7" x 9'7" (3.25 x 2.93)

With underfloor heating, television point, spotlights to ceiling and feature bespoke spiral staircase leading to first floor.



Bedroom One

13'5" x 13'1" (4.09 x 3.99)

With fitted carpet with underfloor heating, high ceiling, spotlights to ceiling, aluminium double glazed bi folding doors opening on to garden and internal oak veneer door with chrome fittings.



En-Suite

11'11" x 5'5" (3.64 x 1.66)

With walk-in shower with chrome fittings, fitted wash basin with chrome fittings with fitted base cupboard underneath and illuminated mirror bathroom cabinet above, low level WC, quality fully tiled walls with matching tile flooring with underfloor heating, additional electric heated towel rail/radiator, spotlights to ceiling and internal oak veneer door with chrome fittings.



Bedroom Two

11'0" x 10'7" (3.37 x 3.25)

With fitted carpet with underfloor heating, spotlights to ceiling, high ceiling, double glazed aluminium window and internal oak veneer door with chrome fittings.



Bedroom Three

11'2" x 8'10" (3.42 x 2.70)

With fitted carpet with underfloor heating, high ceiling, spotlights to ceiling, aluminium double glazed bi folding doors opening onto garden and internal oak veneer door with chrome fittings.

Family Bathroom

10'5" x 8'8" (3.19 x 2.66)

With bath with chrome fittings including chrome hand shower attachment, fitted wash basin with chrome fittings with fitted base cupboard underneath and illuminated bathroom mirror cabinet above, low level WC, walk-in shower with chrome fittings including shower, quality fully tiled walls with matching tiled flooring with underfloor heating, additional electric towel rail/radiator, high ceiling, spotlights to ceiling, extractor fan, illuminated display alcoves and internal oak veneer door with chrome fittings.



Mezzanine

30'4" x 18'2" (9.25 x 5.56)

With handmade spiral staircase made by British Spirals and Castings leading to the large mezzanine area surrounded by seamless glass balustrading. A large multi-functional space with superb views



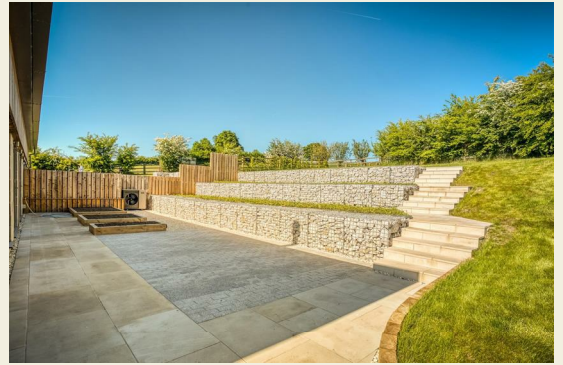
Attic Storage

37'6" x 12'9" (11.44 x 3.89)

Great for storage and boarded with radiator, power and light.

Sunny Landscaped Gardens

Stunning landscape design by Renee Brailsford with large sunny seating area in natural stone and granite paving, external power sockets, water tap, natural hedging to boundaries and beautiful pictorial turf set between the gabion levels - Treasure Chest by Pictorial Meadows – to give a wonderful array of colour from Spring through to Autumn with minimal maintenance required. Gabions filled with local Birchover limestone.



Large Driveway

A double width driveway provides car standing spaces for several cars.

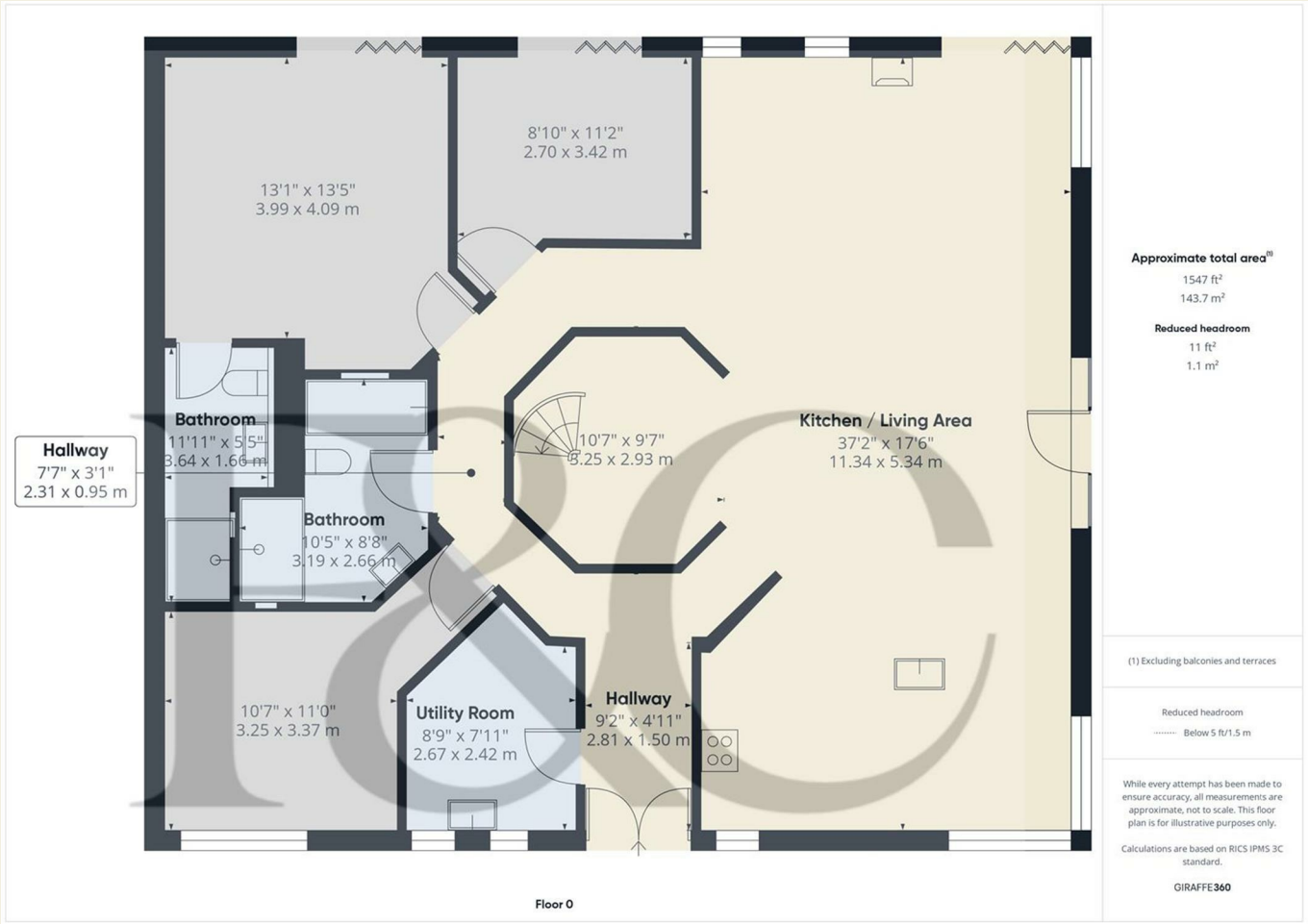


Council Tax Band
To Be Confirmed

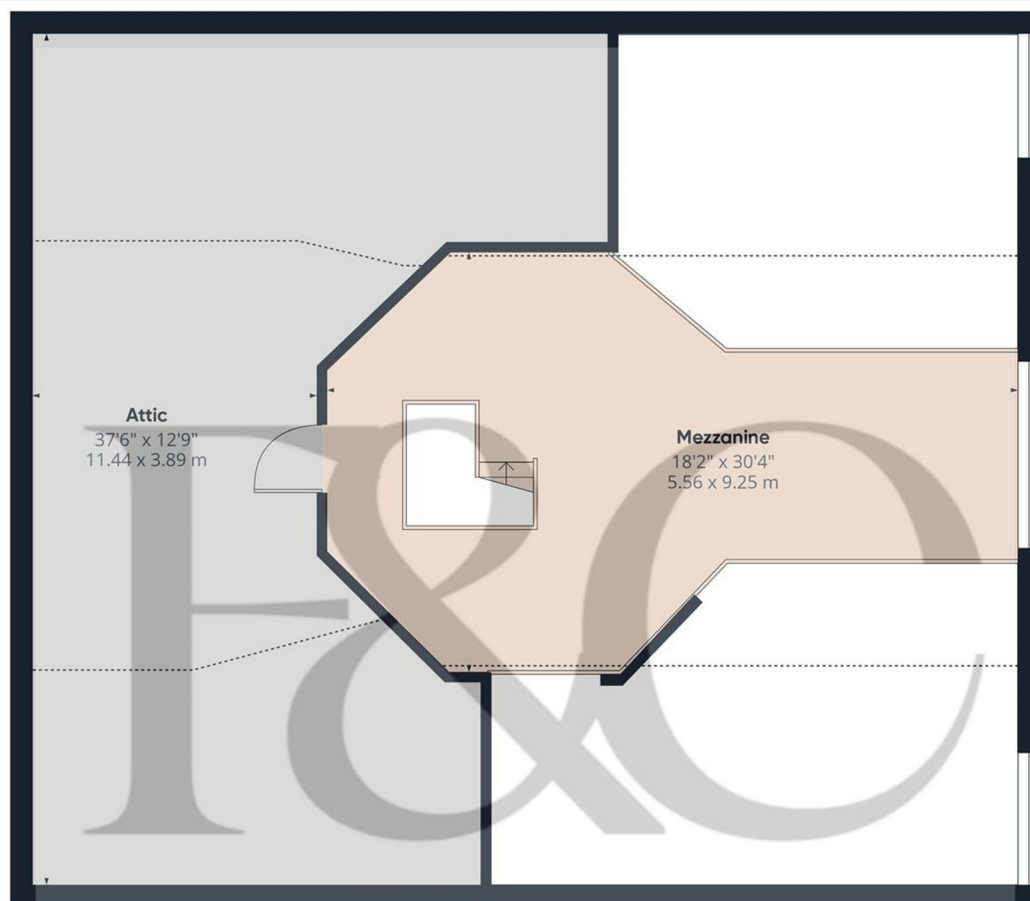


Location

To locate the property please use what3words [///hiker.ooze.urban](https://www.what3words.com/#!/hiker.ooze.urban)



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Floor 1

Approximate total area⁽¹⁾

1068 ft²
99.2 m²

Reduced headroom

447 ft²
41.6 m²


(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		

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