



## 3 Bed Barn Conversion

Cedar Barn, 3 Cherry Tree Lane, Dalbury Lees, Ashbourne DE6 5BE  
Offers Around £525,000 Freehold



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**Fletcher  
& Company**

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- Highly Appealing Semi-Detached Barn Conversion
- Overlooking the Village Green
- Lounge with French Doors to Garden
- Attractive Living/Lounge/Dining/Kitchen
- Three/Four Bedrooms ( Bedroom Four/Study )
- Two En-Suites & Family Bathroom
- Pleasant Front & Rear Gardens
- Car Parking for Three/Four Cars
- Brick Garage To Rear
- Sought-After Village Location

A highly appealing, three/four bedroom barn conversion of style and character, located in the heart of Dalbury Lees overlooking the attractive open village green.

The accommodation on the ground floor consists of entrance hall with staircase leading to first floor, cloakroom, lounge, bedroom four/study and open plan living/lounge/dining/kitchen. The first floor landing leads to three bedrooms, two en-suites and family bathroom.

The property enjoys gardens both to the front and rear which area mainly laid to lawn with secluded patio.

The property also benefits from good car parking with a driveway to the front of the property providing car parking for two vehicles and to the rear of the property there is a further car parking space.

To the rear of the property is a brick garage.

#### The Location

It is situated in the popular village of Dalbury Lees, midway between the beautiful town of Ashbourne and the vibrant city of Derby, right in the middle of the so called Golden Triangle of prestigious Derbyshire villages, yet close to the A38 and A50 for easy commuting.



#### Accommodation

##### Ground Floor

### Entrance Porch

With entrance door with inset windows, tiled flooring, pine skirting boards and architraves, coving to ceiling, radiator and double glazed skylight window. ( The front door gives access to the parking space and garage from the rear off a private driveway )

### Hallway

20'11" x 3'6" (6.40 x 1.09)

With pine skirting boards and architraves, coving to ceiling, radiator, under-stairs storage cupboard with pine latched door and staircase leading to first floor.

### Cloakroom

6'3" x 3'4" (1.92 x 1.02)

With low level WC, pedestal wash handbasin, tiled flooring, pine skirting boards and architraves, tiled splashback, fitted mirror, radiator and internal pine latched door.

### Lounge

14'11" x 11'5" (4.55 x 3.50)

With principal decorative beam to ceiling, pine skirting boards and architraves, radiator, sealed unit double glazed French doors opening onto garden with matching side sealed unit double glazed windows and internal pine latched door.



## Living Kitchen/Dining/Snug



### Snug Area

16'4" x 7'6" (4.99 x 2.30)

With tiled flooring, spotlights to ceiling, radiator, sealed unit double glazed window with aspect to front over open green, sealed unit double glazed window to side, open space leading into dining area and open space leading into kitchen area.



### Dining Area

23'9" x 8'8" (7.24 x 2.66)

With tiled flooring, sealed unit double glazed window to side, feature internal brick wall, open space leading into kitchen area and double glazed bi-folding doors opening onto secluded patio and rear garden.



### Kitchen Area

10'9" x 6'5" (3.28 x 1.96)

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, built-in induction hob with concealed extractor hood, built-in electric fan assisted oven, integrated washing machine, tiled flooring, concealed Worcester boiler, sealed unit double glazed window overlooking rear garden, far-reaching countryside views to rear, integrated fridge, continuation of the worktops forming a useful small breakfast bar area with storage cupboards underneath, spotlights to ceiling, open space leading into snug area, open space leading into dining area, radiator and sealed unit double glazed window to front with views over open green.



### Bedroom Four/Study

11'5" x 8'7" (3.48 x 2.64)

With pine skirting boards and architraves, coving to ceiling, radiator, sealed unit double glazed window and internal pine latched door.



### First Floor

#### Landing

With radiator, pine skirting boards and architraves, exposed beam, access to roof space, double glazed skylight window to front and built-in storage cupboard.

#### Bedroom One

15'9" x 8'9" (4.82 x 2.68)

With pine skirting boards and architraves, radiator, spotlights to ceiling, sealed unit double glazed window to side, double glazed Velux style window to rear, open space leading into walk-in wardrobe and internal pine latched door.



#### Walk-In Wardrobe

8'7" x 4'11" (2.64 x 1.52)

Providing storage with clothes rail and shelving.



### En-Suite

8'0" x 4'11" (2.46 x 1.51)

With separate shower cubicle with electric shower, pedestal wash handbasin, low level WC, tiled splash-backs, tiled flooring, heated chrome towel rail/radiator, spotlights to ceiling, pine skirting boards and architraves and internal pine latched door.



### Bedroom Two

11'6" x 10'6" (3.51 x 3.21)

With exposed beam, pine skirting boards and architraves, radiator, sealed unit double glazed window overlooking open green to front, double glazed skylight window with fitted blind and internal pine latched door.



### En-Suite

6'0" x 5'9" (1.84 x 1.76)

With separate shower cubicle with electric shower, pedestal wash handbasin, low level WC, tiled splash-backs, wood flooring, pine skirting boards and architraves, exposed beam, spotlights to ceiling, extractor fan and internal pine latched door.



### Bedroom Three

11'4" x 8'6" (3.46 x 2.61)

With pine skirting boards and architraves, exposed beam, radiator, double glazed skylight window with fitted blind and internal pine latched door.



## Family Bathroom

9'9" x 5'9" (2.98 x 1.77)

With bath with chrome mixer tap/hand shower attachment, pedestal wash handbasin, low level WC, tiled splash-backs, wood flooring, fitted mirror, exposed beam, heated chrome towel rail/radiator, spotlights to ceiling, extractor fan, double glazed skylight window and internal pine latched door.



## Front Garden

The front garden overlooks the attractive green in the centre of Dalbury Lees and is a lawned fore-garden with shrubs and fencing. Side access with gate leading to the rear garden.





### Rear Garden

To the rear of the property is a lawned garden with gravel pathway and pleasant secluded patio area providing a pleasant sitting out and entertaining space.



### Driveway To The Front

To the front of the property, next to the front garden, is a double width gravelled driveway providing car standing spaces for two vehicles.



### Car Parking Space To Rear

An allocated parking space for one vehicle. ( This is located off a private driveway to the rear of the property ).





## Brick Garage

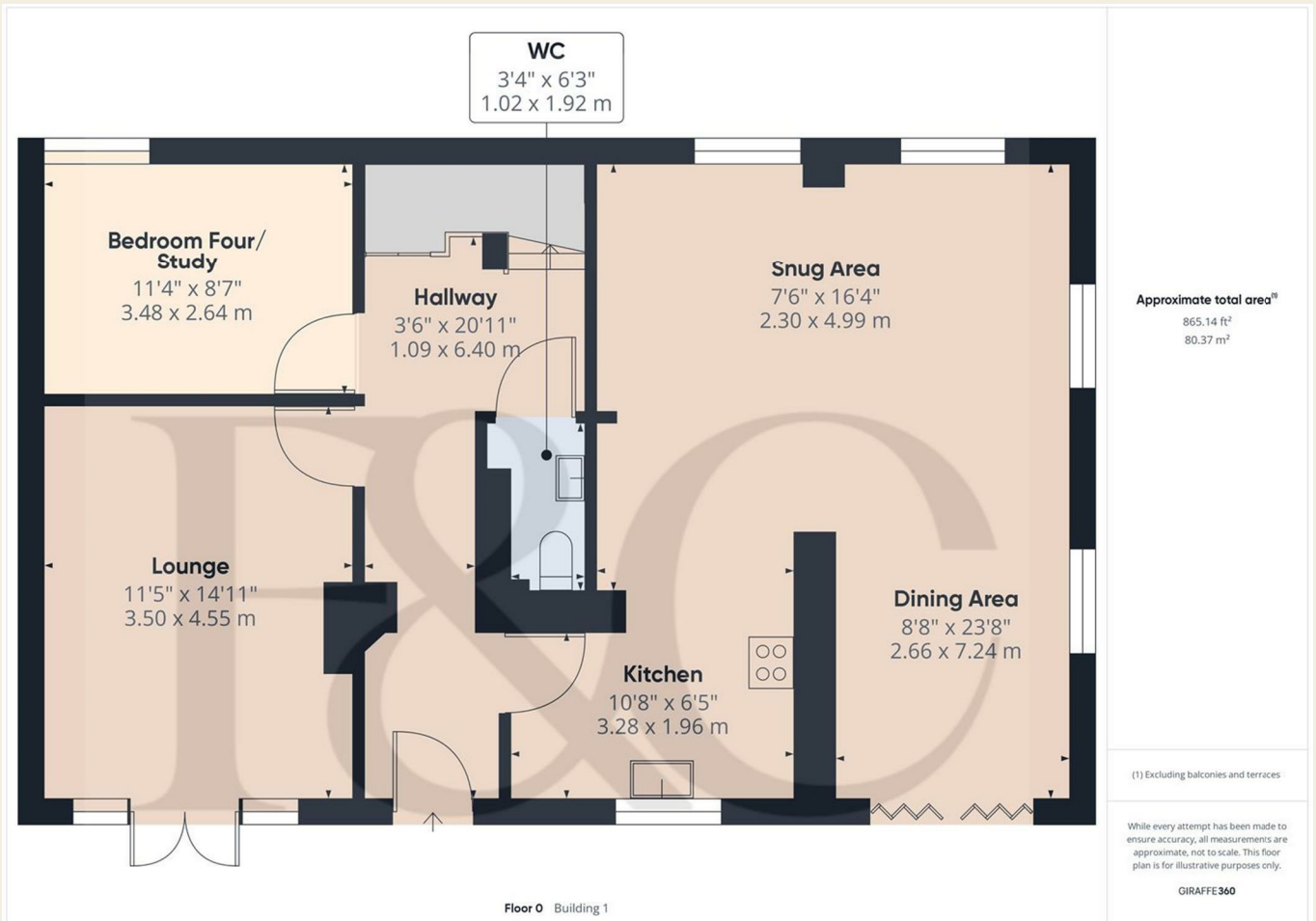
18'1" x 8'9" (5.53 x 2.67)

With up and over front door and light. ( Car Standing Space in Front of Garage ) This is again located off a private driveway to the rear of the property.

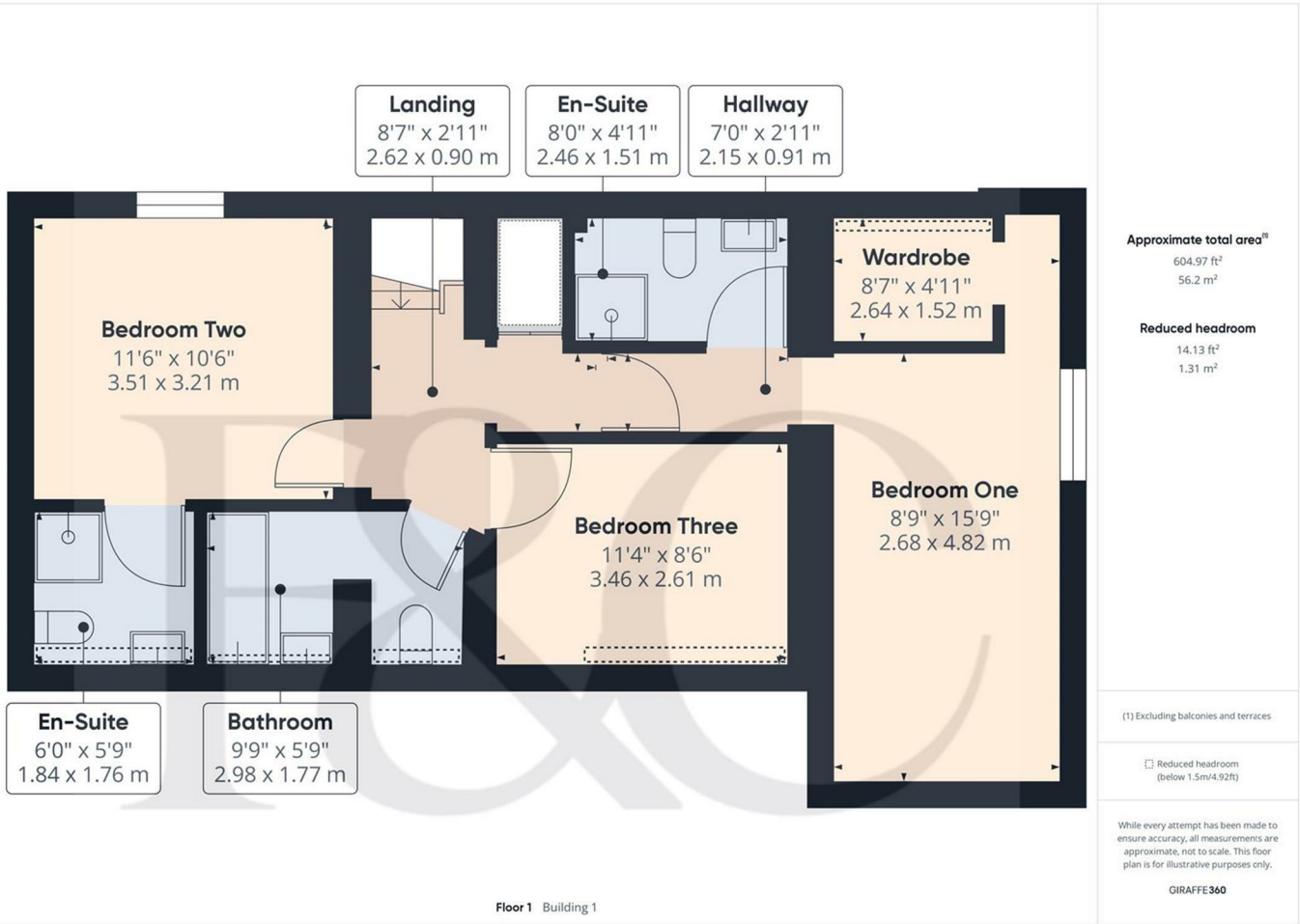


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South Derbyshire

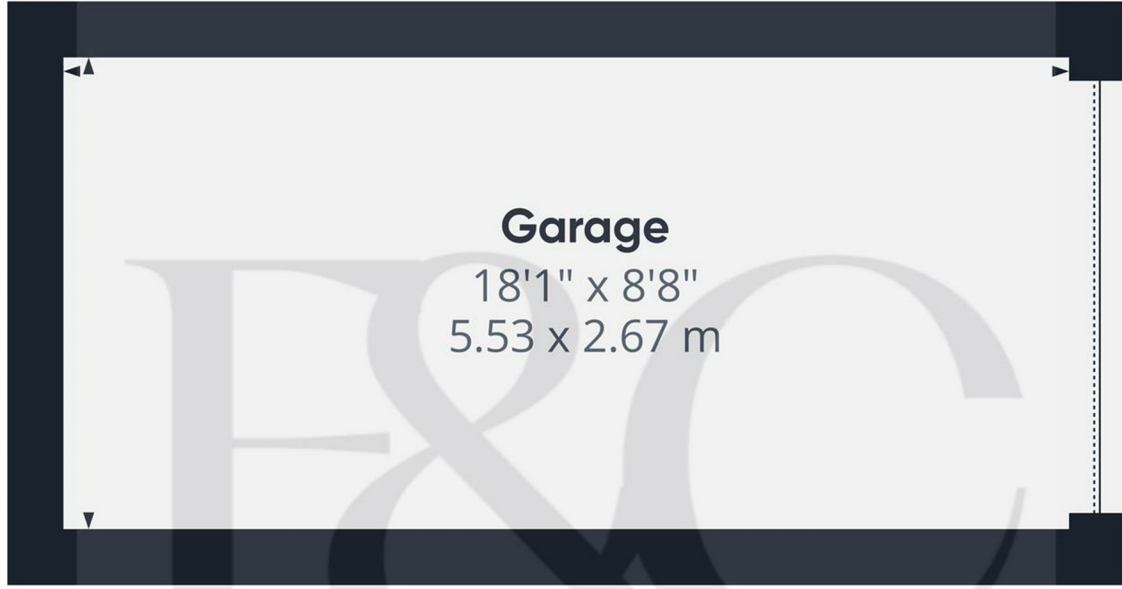


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Approximate total area<sup>(1)</sup>  
158.55 ft<sup>2</sup>  
14.73 m<sup>2</sup>

(1) Excluding balconies and terraces

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

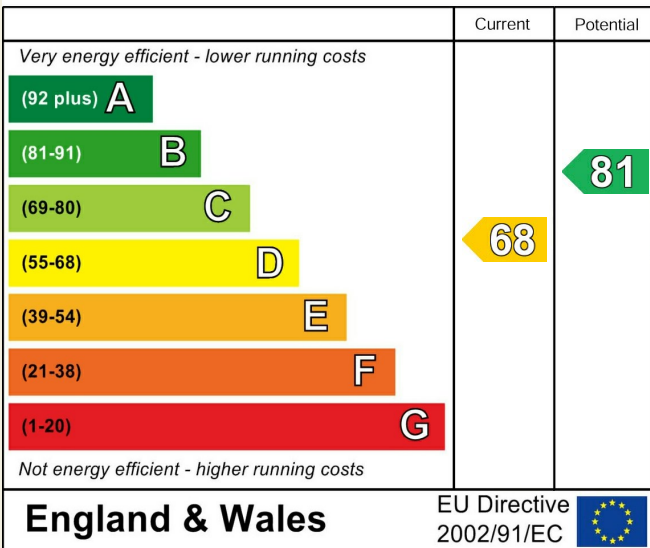
GIRAFFE360

Floor 0 Building 2

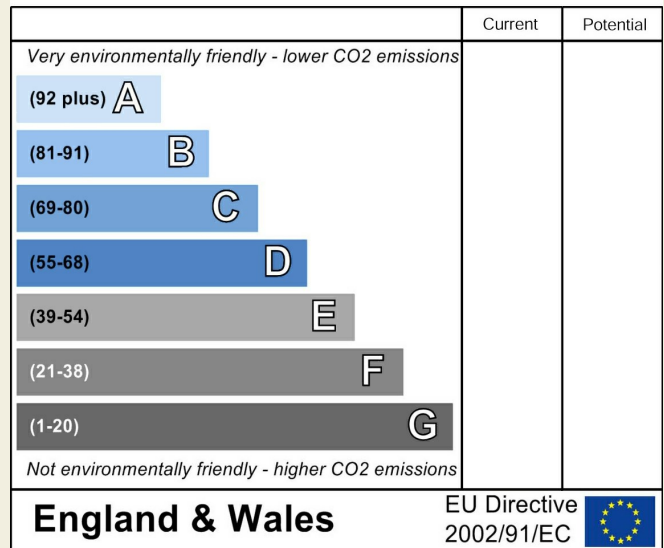
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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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