



4 Bed House - Detached

The Tythe Barn Rodsley Lane, Yeaveley, Ashbourne DE6 2DT
Offers Over £550,000 Freehold



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& Company**

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- Beautiful Detached Grade II Listed Barn Conversion of Style & Character
- Located In The Heart of The Village - Overlooking Charming Church
- Lounge with Log Burner & Exposed Beams
- Dining Room with Open Archway into Kitchen
- Recently Fitted Kitchen with Oak Worktops
- Four Bedrooms & Recently Two Fitted Bathrooms
- Pleasant Manageable Sunny Garden with Shed/Home Office
- Paved Driveway & Garage
- Potential To Extend (single storey) Subject to Planning Permission - Clients Have Drawings
- Character Features - Well Appointed Throughout - Viewing Essential

Nestled in the picturesque village of Yeaveley, Ashbourne, this attractive Grade II Listed detached barn conversion offers a unique blend of character and modern living.

The property boasts a spacious lounge with log burner, dining room with open archway into kitchen and a well appointed fitted kitchen with oak worktops. The feature split level staircase leads to four bedrooms and two fitted bathrooms, this home provides ample space for both comfort and convenience.

Outside there is a pleasant manageable sunny enclosed garden laid to lawn with attractive patios and shed/home office. A paved driveway provides car standing spaces and an integral garage.

One of the standout features of this property is its charming location, overlooking a delightful charming church, which adds to the serene atmosphere of village life. The character features throughout the home have been thoughtfully preserved, ensuring that the property retains its original charm while being well-appointed for contemporary living.

There is scope to extend the property with a single-storey addition, subject to planning permission. The current owners have even prepared drawings for this enhancement, allowing you to envision the possibilities for your future home.

The Location

Yeaveley is a desirable semi-rural village location set within attractive open countryside and benefits from a popular village pub at the heart of the community, and lies approximately 5 miles south of the market town of Ashbourne which offers a comprehensive range of amenities including supermarkets, restaurants, bars and antique shops. Also known as the gateway to the Peak District National Park and as such is close to some beautiful walks. Excellent schooling in Ashbourne itself offers the Queen Elizabeth's Grammar School with Yeaveley's surrounding villages also offering some popular primary schools. Carsington Water is also within easy reach which is a large reservoir providing water sports, cycle hire and a visitor centre.

Accommodation

Ground Floor

Lounge

22'8" x 15'11" (6.92 x 4.87)

With feature brick wall incorporating chimney breast and log burning stove with raised slate hearth, character beams to ceiling, exposed truss purlins, two radiators, two sealed unit double glazed windows, character entrance door and split-level staircase leading to first floor.



Dining Room

15'11" x 11'0" (4.87 x 3.36)

With character beams to ceiling, exposed brick wall, radiator, two sealed unit double glazed windows, radiator, internal latch door and open square archway leading into kitchen.



Kitchen

16'0" x 10'3" (4.89 x 3.13)

A well-appointed fitted kitchen with Belfast style sink with boiling tap, wall and base fitted units with solid oak worktops, feature electric Aga negotiable on sale, fridge/freezer with drinks dispenser negotiable on sale, built-in microwave, integrated dishwasher, character beams to ceiling, stone tile flooring, sealed unit double glazed window, concealed Worcester boiler, plumbing for automatic washing machine, stable door giving access to lovely enclosed garden and open square archway leading into dining room.



First Floor Landing

12'7" x 11'1" x 3'6" x 3'0" (3.84 x 3.40 x 1.09 x 0.92)

With exposed trusses, spotlights to ceiling, radiator, sealed unit double glazed window and attractive balustrade.



Bedroom One

12'7" x 11'3" (3.85 x 3.45)

With attractive fitted wardrobes, radiator, exposed trusses, sealed unit double glazed Velux style window with fitted blind and internal latch door.



Bedroom Two

10'6" x 10'0" (3.21 x 3.07)

With radiator, exposed trusses, sealed unit double glazed window and internal latch door.



Bedroom Three

12'0" x 6'5" (3.67 x 1.97)

With pine fitted wardrobes, high ceiling, radiator, exposed trusses, double glazed Velux style window with fitted blind and internal latch door.



Bedroom Four

10'7" x 10'1" (3.23 x 3.08)

With exposed trusses, radiator, sealed unit double glazed window and internal latch door.



Family Bathroom

7'4" x 5'6" (2.25 x 1.70)

With bath with chrome fittings with chrome shower over and shower screen door, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, karndean flooring, spotlights to ceiling, heated chrome towel rail/radiator, double glazed Velux window with fitted blind and internal latch door.



Family Shower Room

7'2" x 5'5" (2.19 x 1.67)

With walk-in double shower with electric shower, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, karndean flooring, spotlights to ceiling, built-in cupboard, heated chrome towel rail/radiator, wall mounted illuminated mirror, double glazed Velux window with fitted blind and internal latch door.



Garden

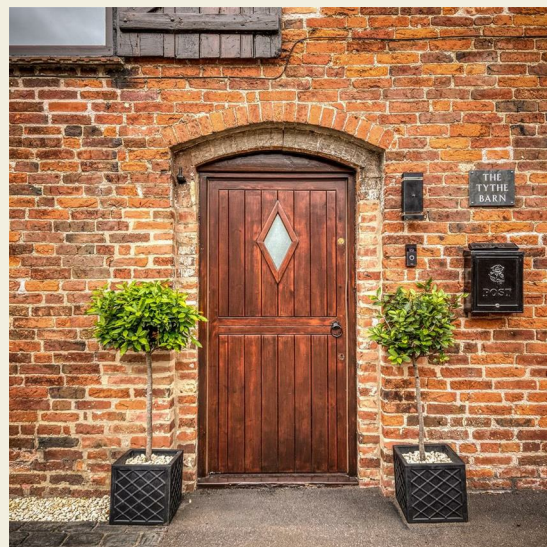
A pleasant, enclosed sunny garden complements the charming property and is laid to lawn with inset flower beds, paved patio/terrace area providing a pleasant sitting out and entertaining space, together with two pergolas with paving underneath providing a further seating area. Outside lights.



Shed/Home Office

7'6" x 5'6" (2.29 x 1.70)

With power, lighting and two double glazed windows.



Driveway

A double width paved driveway provides car standing spaces.



Garage

16'1" x 10'8" (4.92 x 3.27)

With power and lighting.



Council Tax Band D



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Floor 0 Building 1

Approximate total area⁽¹⁾

872 ft²
81 m²

Reduced headroom

59 ft²
5.4 m²

(1) Excluding balconies and terraces

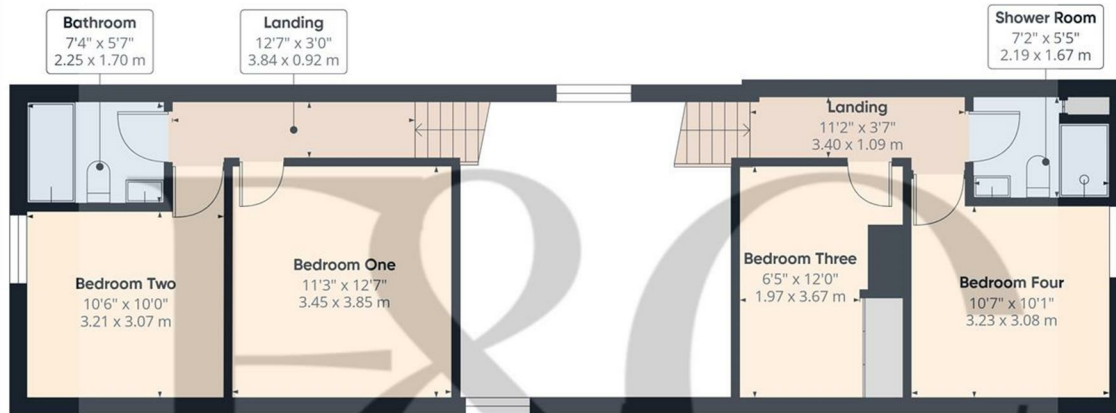
Reduced headroom

Below 5 ft/1.5 m

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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Approximate total area⁽¹⁾
623 ft²
57.8 m²

(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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Shed/ Home Office

5'6" x 7'6"
1.70 x 2.29 m

Approximate total area⁽¹⁾
42 ft²
3.9 m²

(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 0 Building 2



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1537 ft²
142.7 m²

Reduced headroom

59 ft²
5.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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