



**Sally Botham**  
E S T A T E S

27 Bank Road, Matlock

Derbyshire DE4 3NF

Tel 01629 760 899

Fax: 01629 760 701

Email: [enquiries@sallybotham.co.uk](mailto:enquiries@sallybotham.co.uk)

Web: [www.sallybotham.co.uk](http://www.sallybotham.co.uk)



## **Cheese Press Barn**

**,Overton,Ashover,Chesterfield.S45 0JN**

**£600,000**

.Sympathetically designed, newly completed, high quality barn-conversion property, ideally located in a superb rural position, surrounded by open countryside and fabulous views. Cheese Press Barn is a traditional stone-built construction with a contemporary interior creating a delightful family home, offering three bedrooms, two bathrooms, separate WC, spacious dining-kitchen, and good-sized sitting room with log burning stove. The property has a flagged forecourt taking advantage of the superb views. There is a garage, storeroom, and further timber-framed open double garage with electric car charge point. The property has been designed to be energy efficient with above specification insulation, solar panels and underfloor heating from an air source heat pump. Cheese Press Barn is part of an exclusive development of barn conversion properties situated at Greenhouse Farm, Overton. Located in a quiet rural setting surrounded by open countryside close to the popular village of Ashover.

Tel: 01629 760 899 Mobile: 07977 136687

[www.sallybotham.co.uk](http://www.sallybotham.co.uk)



Entering the property via a contemporary panelled entrance door which opens to:

**DINING KITCHEN 5.6m x 3.2m and 2.2m x 1.4m maximum measurements**

A spacious room, illuminated by downlight spotlights and contemporary pendant lights, with staircase rising to the upper floor accommodation, a rear aspect contemporary panelled entrance door, exposed wooden beams to the ceiling, and rear aspect window in a former ventilation opening.



The kitchen is fitted with a range of contemporary cupboards and drawers set beneath a quartz worksurface with matching upstand. Set within the work surface is a 1 1/2 bowl stainless sink with mixer tap, and an AEG 4-ring induction hob. There are further fitted cupboards with under cabinet lighting providing storage space, and glass fronted display cabinets with shelving and lighting. Integral appliances including fridge freezer, eye-level inset fan assisted oven and grill, and undercounter dishwasher.

There are fitted USB points, a television aerial point, telephone point, and ample space for dining furniture.

Solid oak latch and brace style doors with thumb latches open to:

**GROUND FLOOR WC 1.9m x 1.2m**

Set beneath the stairs, with hardwood flooring, being partially tiled and having suite with pedestal hand wash basin with mixer tap, and a dual flush close coupled WC. There is a mirror-front storage cabinet and extractor fan.

**SITTING ROOM 4.4m x 3.9m**

A good sized room, illuminated by downlight spotlights and contemporary pendant lights, with dual aspect double glazed windows, rear aspect windows within former ventilation openings, and front aspect contemporary double glazed entrance door, opening to the driveway.

The room has a feature fireplace with wooden lintel over, tiled insert, and decorative tiled hearth housing a log burning stove. There is a log store alcove with stone surround, television aerial point, and telephone point.

**BEDROOM THREE 3.8m x 2.3m**

Having a front aspect contemporary double glazed entrance door, opening to the driveway, rear aspect window in a former ventilation opening, exposed beam to the ceiling, fitted USB points, television point, and telephone point. There is a Samsung zoned temperature thermostat to the wall, and storage cupboard housing the Vent-Axia heat source air pump for the property.

From the dining kitchen a half-turn staircase rises to:

**FIRST FLOOR LANDING 3.5m x 1.0m measured up to the stairs**

With exposed beam to the ceiling, a front aspect Velux roof light window, and being illuminated by downlight spotlights. Solid oak latch and brace style doors with thumb latches open to:





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>	98	100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### MAIN BEDROOM 4.5m x 4.45m

A spacious double bedroom having exposed beams to the ceiling, downlight spotlights, a Velux roof light window, and side aspect double glazed full-length window providing super views over the neighbouring open fields to the surrounding wooded hills. There are a range of contemporary fitted wardrobes and drawers providing storage space, a television aerial point and fitted USB points. A solid oak latch and brace style door with thumb latch opens to:

### ENSUITE 2.3m x 1.3m

A fully tiled room, built into the shape of the roof and illuminated by downlight spotlights. With suite comprising: wash hand basin with mixer tap having storage cupboard and drawers beneath and illuminated mirror over; dual flush close coupled WC; level-entry shower cubicle with mixer shower with handheld shower spray. There's a chrome-finish ladder-style towel radiator.

### BEDROOM TWO 4.35m x 3.9m

A good-sized double bedroom built into the shape of the roof, illuminated by downlight spotlights and having exposed beams to the ceiling, with side aspect double glazed windows boasting far-reaching countryside views, and further rear aspect Velux roof light window. There is a television aerial point, telephone point, and fitted USB points.

### BATHROOM 2.9m x 2.2m

Again, built into the shape of the roof, illuminated by downlight spotlights and having a rear aspect Velux roof light window. A fully tiled room having suite comprising free-standing bath with mixer tap; wash hand basin with mixer tap, storage drawers beneath, and illuminated mirror over; dual flush close coupled WC; level-entry shower cubicle with mixer shower with handheld shower spray. There's a chrome-finish ladder-style towel radiator.

### OUTSIDE

To the front of the property is an area of gravelled driveway, providing parking for several vehicles, and leading to:

### GARAGE 5.55m x 3.2m

Having an electrically operated vehicular access door, power, and lighting.

### STOREROOM

With a batten entrance door and housing the water treatment plant. **TIMBER-FRAMED OPEN DOUBLE GARAGE 5.7m x 5.9m** having power, lighting on PIR sensors, electric car charging point, and side aspect batten pedestrian access door to the storeroom.

To the side of the garage is an area of flagstone forecourt patio, enclosed by a stone wall and having superb views of the surrounding Derbyshire countryside, a raised flowerbed with stone border, and ample space for garden furniture and pot plants.

### SERVICES AND GENERAL INFORMATION

Mains electricity is connected to the property. Water supply is by bore hole services. Heating and hot water are supplied by an air source heat pump. Drainage is by way of a private system. The property benefits from solar panels to the roof. The entrance drive to the property has shared access with the neighbouring properties.

The property is highly efficient with;

Roof mounted solar PV panel array.

• Installed by Smart Homes Electrical

• Qty 10x JA370W all black panels mounted on a GSE in-roof frame (For aesthetics purposes)

• Solar Edge smart control system the electricity generated can be diverted as below or reconfigured as requested by the client.

1. Power required within the home
2. If an EV is plugged in it will divert the energy to charging
3. Divert excess electricity to the HW cylinders immersion heater
4. Finally electricity not consumed will go to the grid.

N/B Battery storage is wired and ready.

Battery purchase / ownership is down to the buyer. Storage can be arranged to take advantage of off-peak electricity prices or power generated by PV panels and stored to be used at peak demand times.

EV charging facility.

1. There is a dedicated 8Kw supply from the mains board to the garage for EV charging during off-peak electricity demand to take advantage of fluctuating electricity prices.

Heating and hot water.

• Heating and hot water installed by "T4 Sustainability Ltd"

1. Samsung, EHS air source heat pump used to provide UFH and hot water
2. Hot water cylinder 200 litre with immersion to take advantage of excess solar generation
3. Under floor heating to all rooms
4. all rooms are zoned and controlled individually room by room.

Ventilation and heat recovery system (MVHR)

• MVHR installed by "ADM Systems" independent heat recovery and ventilation specialists.

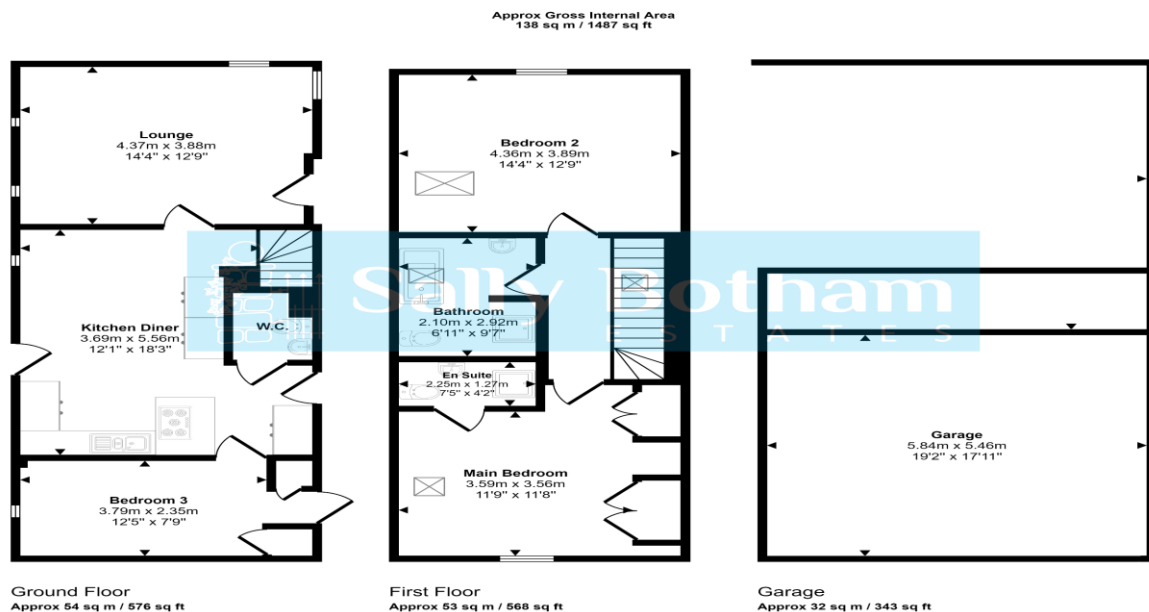
1. Vent-Axia Sentinel Kinetic advanced Lo-Carbon heat recovery ventilation unit.
2. All wet rooms are ventilated through the Vent-Axia MVHR to recover heat extracted. (Kitchen, utility, bathrooms)

**COUNCIL TAX BAND** (Correct at time of publication) ' ' (unknown at this time)

**COUNCIL TAX COST (PA)** (Correct at time of publication) ' ' (unknown at this time)

## DIRECTIONS

Leaving Matlock along the A632 towards Chesterfield, halfway down Slack Hill take the right turn signposted Overton where the property can be found (after a little way) on the right-hand side.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Disclaimer

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract