



Robinsons Hill, Melbourne



Freehold

£540,000



Key Features

- Grade II Listed Barn Conversion
- Two Double Bedrooms
- Spacious Lounge
- Sought-After Location
- Kitchen/Diner + Pantry
- Two En-Suites + Cloakroom/W.C.
- EPC rating Exempt





Welcome to this beautiful Grade II listed barn conversion in the charming Derbyshire village of Melbourne. Originally dating from 1790, this property exudes a wealth of charm and character throughout, offering spacious and uncompromised living. Sold with no upward chain, this sought-after location on a private road along Robinsons Hill is a rare find.

The natural light floods through the feature windows, highlighting the beamed ceiling and creating a warm and inviting atmosphere. With two double bedrooms, both with en-suite bathrooms, this home offers flexibility and comfort. One of the en-suites features a panelled bath, while the other boasts a quadrant shower tray. There is also further space to develop within the loft store area.

With a generous sitting room and a feature gas fired stove on a raised quarry tiled half and Regency style surround. French doors and feature windows overlook the garden area and extensive patio, creating a seamless indoor-outdoor flow. The fitted kitchen diner is well-equipped with a range of wall mounted units, a Rangemaster five-ring gas hob with double oven and grill, and ample space for dining. There is also a utility/boot room area with a range of fitted cabinets and a good-sized traditional pantry. A entrance lobby offering suitable space for a study and further space within the entrance hallway make this the perfect place to meet and greet your guests. A two-piece cloakroom/W.C. completes the living areas.

Step outside into the landscaped garden, where mature shrubs and hedges offer an abundance of colour and a high degree of privacy. The extensive patio space is perfect for entertaining guests. Off-road parking for at least two cars is available, along with a further lawn area with a stone-built perimeter wall and mature shrubs.

Located in a desirable area, this home is surrounded by natural features such as Melbourne Pool and Staunton Harold Reservoir. Nearby bars and restaurants include Bank of Beers, The Spirit Vaults, The Bay Tree Restaurant, Leddy's, and Turaa Indian Sreatery.

Don't miss out on the opportunity to own this charming barn conversion. Contact our team today to secure your private viewing.



ACCOMMODATION

ENTRANCE HALLWAY/STUDY
4.69 max x4.07 max

SPACIOUS LOUNGE
6.32x5.63

KITCHEN/DINER
5.64x4.29 reducing to 3.25

UTILITY AREA
2.31x1.45

PANTRY
1.47x1.27

CLOAKROOM/W.C.

BEDROOM TWO
3.74x3.68

EN-SUITE BATHROOM
2.19x1.84

FIRST FLOOR ACCOMMODATION

BEDROOM ONE
4.67x3.79

EN-SUITE SHOWER ROOM
2.11x1.71

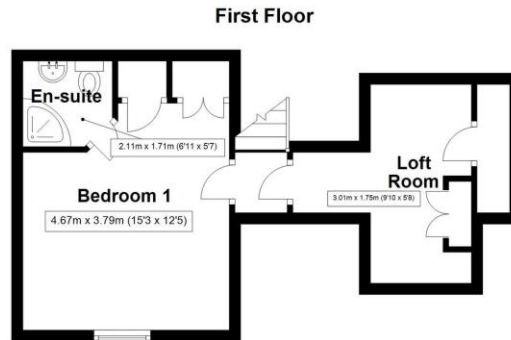
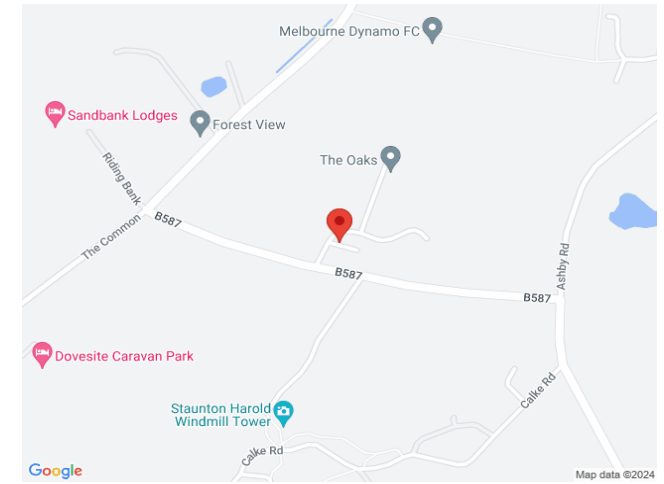
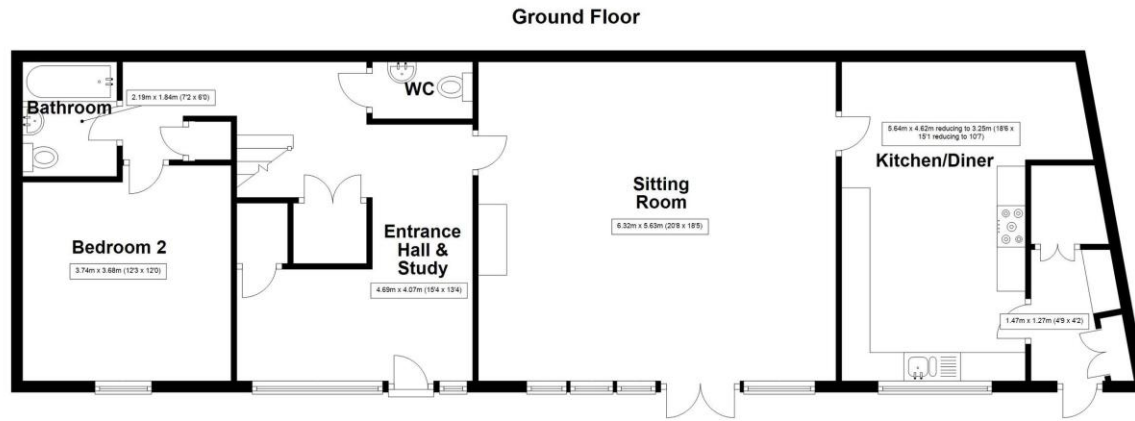
LOFT STORE
3.01x1.75

HOW TO GET THERE:-
Postcode for sat navs: DE73 8DJ

COUNCIL TAX BAND:-
The property is believed to be in council tax band: E

HOW TO GET THERE:-
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Floorplan



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