



Cockshut Lane, Melbourne



£450,000



Key Features

- Two Bedroom Barn Conversion
- Modern Stylish Finish Throughout
- Quiet Countryside Location
- Generous Living Accommodation
- Lounge/Diner
- Fitted Kitchen | Utility | Ground Floor Wet Room
- EPC rating D





Discover a blend of rustic charm and modern luxury with this exquisite two-bedroom barn conversion, nestled in the heart of the beautiful Derbyshire countryside, the area boasts scenic vistas with rolling hills and lush landscapes, making it perfect for nature enthusiasts. The proximity to Melbourne town centre ensures that all necessary amenities, including shops, cafes, and schools, are all within striking distance making this an excellent balance between peaceful living and accessibility.

Step into a stylishly refitted kitchen featuring sleek oak worktops and top-of-the-line Bosch appliances, ideal for culinary enthusiasts. The adjacent utility room provides added convenience offering ample space and plumbing for a washing machine. The ground floor hosts a generous lounge/diner that boasts a feature exposed brick wall, washed oak laminate flooring and ample space for dining. The modern three-piece wet room adds a touch of contemporary elegance to this traditional cottage.

The upper floor is equally captivating, with two spacious bedrooms showcasing vaulted ceilings and original character beams. The master bedroom benefits from a luxurious ensuite shower room complete with a walk-in double shower, vanity-mounted hand wash basin and dual-flush toilet.

Outside, the property offers a serene gravelled courtyard with gated access and parking. Future planning is in place to erect a garage within the courtyard. Also benefitting from a brick built shed to hide those garden tools away. Enjoy outdoor entertaining on the paved patio area bordered by raised flower beds and mature box hedges, all under the tranquil backdrop of the picturesque countryside.

The property is conveniently offered with no upward chain, ensuring a smooth and swift transaction.

Contact our Melbourne team today for more details and to arrange a viewing. Your dream countryside home awaits!

ACCOMMODATION

STYLISH KITCHEN
5.65x2.67

UTILITY ROOM
1.91x1.42

GROUND FLOOR WET ROOM
1.82x1.42

SPACIOUS LOUNGE/DINER
7.54x3.73 reducing to 2.77

UNDERSTAIR STORE
2.64x0.87

OFFICE
3.01x1.77

FIRST FLOOR ACCOMMODATION

LANDING
4.52x1.18

BEDROOM ONE
3.88x3.74 reducing to 2.65

EN-SUITE SHOWER ROOM
2.54x0.99

BEDROOM TWO
3.50x2.50

GARDEN OUTBUILDING
3.99x1.83

COUNCIL TAX BAND:-

The property is believed to be in council tax band: TBC

HOW TO GET THERE:-

Postcode for sat navs:-DE73 8DG

PLEASE NOTE:-

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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