



Hayes Farm Court, Ticknall



Freehold

£270,000



## Key Features

- Exclusive Mews Development
- Two Bedroom Barn Conversion
- Good Size Lounge + Garden Room
- Dining Kitchen
- Well Appointed Throughout
- Two Bedrooms + Fitted Storage
- EPC rating U





Welcome to this charming two bedroom barn conversion in the sought after Ticknall central village location. Situated in a secure gated complex with a stunning landscaped courtyard, this property is just a short stroll away from the picturesque Calke Abbey estate.

A converted barn conversion in keeping the traditional theme in mind, this select development offers well proportioned and presented accommodation. The beamed ceilings and large windows flood the rooms with natural light, creating a warm and inviting atmosphere. The bedrooms are equally impressive, with bedroom one featuring fitted storage and dual aspect windows, while bedroom two offers a good size single bedroom overlooking the landscaped courtyard garden.

The property also boasts a four piece bathroom, comprising a panelled bath with electric shower over, pedestal hand wash basin, and W.C., as well as solid pine timber internal doors.

The kitchen is a true highlight, with its fitted kitchen diner, beamed ceilings, and dual aspect windows offering picture perfect garden views. The space is well-equipped with integrated appliances, including a slimline dishwasher, double oven and grill with a four ring gas hob. There is also ample storage space provided by the fitted cabinets and shelving. The garden room is perfect for those summer days, offering a tranquil space to admire the colourful garden.

Outside, you'll find a south westerly facing walled garden with raised brick built flowered borders, a paved patio area and decorative gravelled edges. The property also includes a garden shed, single garage and off-road parking. This exclusive development is complemented by landscaped gardens, and there is lighting to the front and rear as well as an external tap.

The location is ideal, with a 20 minute commute into Derby City and nearby pubs such as the Chequers Inn and The Staff Of Life. Nature enthusiasts will appreciate the nearby natural features, including Robin Wood, Stanton's Wood, and Gorse Covert. And of course, the close proximity to Calke Abbey allows for leisurely walks in the beautiful grounds.

Don't miss out on this fantastic opportunity to own a home in this highly desirable location. Get in touch with our team today to secure your private viewing.

#### ACCOMMODATION

ENTRANCE HALLWAY  
1.15x0.88

SITTING ROOM  
4.42x3.86

GARDEN ROOM  
2.40x2.32

KITCHEN DINER  
3.85x3.25

LANDING  
3.90x2.08 max

BEDROOM ONE  
3.89x3.36

BEDROOM TWO  
2.39x2.02

THREE PIECE BATHROOM  
3.15x1.78

#### MAINTENANCE FEE

There is a maintenance fee of £150.000 payable every 6 months.

#### HOW TO GET THERE

Postcode for sat navs: DE73 7JE

#### COUNCIL TAX BAND

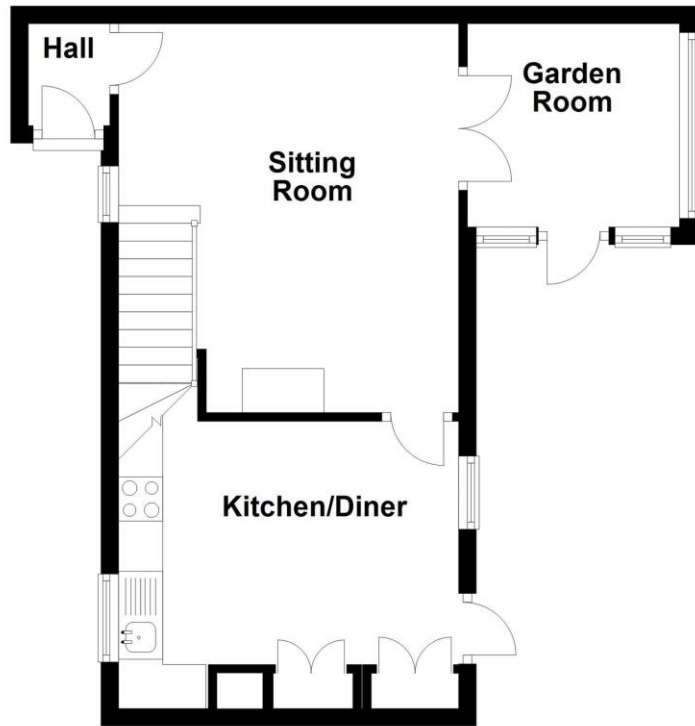
The property is believed to be in council tax band: C

#### PLEASE NOTE

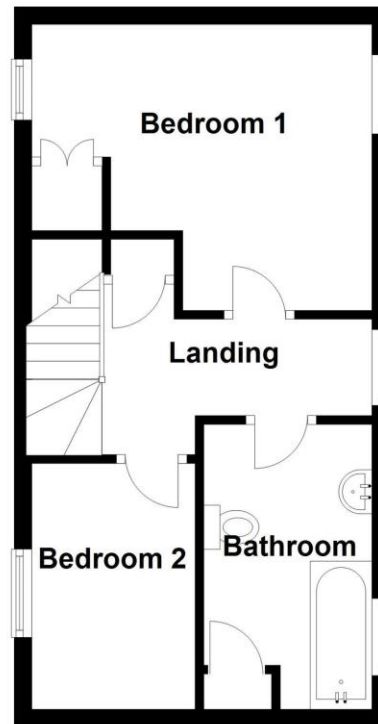
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# Floorplan

## Ground Floor



## First Floor



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