



Main Street, Kings Newton



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Freehold

£525,000



### Key Features

- Spacious Three-bedroom Extended Barn Conversion
- Blending Modern Comfort with Countryside Charm
- Over 1,500 Sqft Living Space
- Cloakroom/W.C | Separate Study
- 27ft Modern Kitchen Diner
- Grand Lounge with Wood Burning Stove
- EPC rating U





Welcome to The Paddock, a deceptively spacious 3-bedroom extended barn conversion nestled in the serene setting of Kings Newton, Melbourne. This beautifully extended barn conversion, spanning over 1,500 sqft, seamlessly blends modern comfort with countryside charm.

Step inside to a generous entrance hallway, offering a cloakroom/W.C and a functional study area. The heart of the home is a grand lounge featuring a stunning wood-burning stove, set against a brick chamber, with views opening up to the south-westerly sweeping garden, perfect for relaxing evenings. The chef's dream kitchen diner, stretching over 27ft long, boasts a chic shaker-style design, complete with a centre island and state-of-the-art integrated appliances. French doors lead you effortlessly to the rear patio with far reaching field views making entertaining a delight.



Upstairs, the luxury continues with three generously sized bedrooms, each fitted with bespoke furniture. The master suite features French doors with a Juliette balcony offering breath-taking rural vistas, and an en-suite bathroom for that touch of indulgence.

Outside, you'll find a block-paved driveway fitting four cars, leading to a picturesque garden with mature trees and fenced boundaries. Enjoy the privacy and tranquillity of sweeping lawns and a paved patio, ideal for alfresco dining against a backdrop of sprawling field views.

The picturesque village of Kings Newton offers the perfect blend of rural serenity and convenient access to modern amenities. Nestled in the heart of Derbyshire, this location is renowned for its beautiful landscapes and rich history. The village itself exudes charm with its traditional architecture and several listed buildings, providing a quaint and peaceful setting that appeals to families and individuals seeking tranquility. The area's community spirit is evident through its village events and gatherings, fostering a warm and welcoming environment for residents.

Kings Newton is ideally situated for those who enjoy outdoor activities and appreciate the natural beauty of the English countryside. The nearby Melbourne Hall and Gardens, a short drive away, offer splendid walks filled with history and horticultural delights. Additionally, the village provides easy access to the Trent Valley, where boating and fishing are popular pastimes. For walkers and cyclists, the surrounding trails and paths present numerous opportunities to explore the captivating scenery of the Derbyshire countryside.

Don't miss your chance to own this charming blend of modern living and rural beauty. Contact our Melbourne team today to schedule your viewing.



## ACCOMMODATION

**ENTRANCE HALLWAY**  
5.8m x 1.13m (19'0" x 3'8")

**CLOAKROOM/W.C.**  
1.63m x 0.98m (5'4" x 3'2")

**STUDY**  
2.53m x 2.21m (8'4" x 7'4")

**KITCHEN DINER**  
8.42m x 3.59m (27'7" x 11'10")

**LOUNGE**  
6.4m x 4.63m (21'0" x 15'2")

## FIRST FLOOR ACCOMMODATION

**BEDROOM ONE**  
5.26m x 4.62m (17'4" x 15'2")

**ENSUITE BATHROOM**  
2.33m x 1.55m (7'7" x 5'1")

**BEDROOM TWO**  
3.53m x 2.77m (11'7" x 9'1")

**BEDROOM THREE**  
3.61m x 2.65m (11'10" x 8'8")

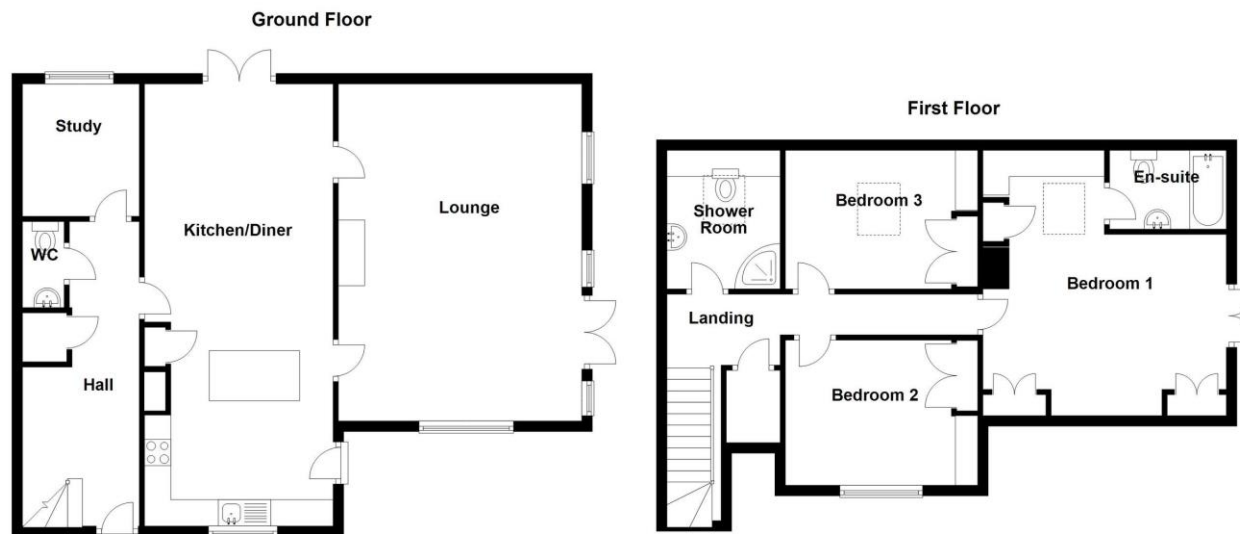
**SHOWER ROOM**  
2.17m x 2.01m (7'1" x 6'7")

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

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

**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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