



The Malting, Trent Lane, King's Newton



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£695,000



Key Features

- Exquisite Three-Bedroom Barn Conversion
- Offering Over 1,800 Sq ft of Period Charm and Contemporary Elegance
- Sitting Room | Garden Room + Separate Dining Room
- Handcrafted Shaker Kitchen + Miele Appliances
- Utility Room | Cloakroom/W.C.
- Three Double Bedrooms
- EPC rating D





Step into the enchanting world of this exquisite three-bedroom barn conversion on Trent Lane, King's Newton—a sanctuary that effortlessly combines period charm with contemporary elegance. Boasting over 1,800 sq ft of meticulously designed living space, this home presents an unforgettable first impression with stunning features like cottage-style dual aspect windows, exposed beams, and feature stone fireplace.

As you wander through this remarkable abode, be welcomed by multiple reception rooms that exude warmth and character. The snug sitting room offers a gas-fired stove and picturesque views of both front and rear gardens. Revel in the handcrafted Shaker kitchen, equipped with high-end Miele appliances, granite countertops, and ample storage—perfect for culinary enthusiasts.

Continue to the formal dining room with oak flooring, adjacent utility room, and chic two piece cloakroom. Upstairs, find three spacious double bedrooms with fitted storage and a master suite with vaulted ceilings and a luxurious en-suite shower room by Porcelanosa.

A beautifully landscaped, south-facing garden awaits outside, complete with seating areas, blossoming shrubs, and York stone pathways leading to scenic corners for relaxation and entertainment. With gravelled off-road parking to the front, further parking and a double garage towards the rear, this home offers both convenience and elegance.

Offered chain-free, this stunning barn conversion won't be available for long. Contact us today to schedule your exclusive viewing.

King's Newton, nestled within the larger parish of Melbourne in South Derbyshire, is renowned for its charming rural surroundings and historic roots. The area seamlessly blends traditional English village appeal with the accessibility needed for contemporary living. King's Newton is only a short driving distance from the bustling city of Derby, providing residents with both serene countryside living and easy access to city amenities, shopping, and dining experiences. Melbourne itself boasts a rich heritage, with its Georgian architecture, quaint shops, and the well-known Melbourne Hall and Gardens, offering residents a taste of history at their doorstep.

The accessibility of King's Newton makes it an attractive location for commuters, with excellent transport links. The village is conveniently located near major road networks, including the A50 and A514, providing straightforward routes to Derby, Leicester, and Nottingham. The East Midlands Airport is also in close proximity, making the area ideal for those needing to travel frequently for business or leisure. Moreover, public transport options such as local bus services ensure connectivity with nearby towns and cities.

For families, King's Newton and the surrounding areas offer a selection of highly regarded educational institutions, from primary schools in Melbourne to secondary options in Derby. The community spirit in King's Newton is vibrant, nurtured by local events and gatherings, ensuring that newcomers are warmly welcomed. This close-knit environment fosters a safe and supportive atmosphere, perfect for family living.

Leisure opportunities in and around King's Newton are abundant, with the village set amidst picturesque Derbyshire countryside. The nearby Calke Abbey, a National Trust property, offers miles of walking and cycling trails amidst stunning landscapes. Additionally, the village's proximity to the Peak District enables weekend getaways filled with hiking, nature exploration, and adventure activities. Local sports clubs and facilities provide residents with a variety of activities to enjoy throughout the year, from cricket to golf.

ACCOMMODATION

GARDEN ROOM 4.92m x 3.85m (16'1" x 12'7")

SITTING ROOM 4.97m x 4m (16'4" x 13'1")

COTTAGE KITCHEN 4.88m x 4.03m (16'0" x 13'2")

DINING ROOM 3.52m x 3.46m (11'6" x 11'5")

UTILITY ROOM 3.46m x 1.44m (11'5" x 4'8")

REAR LOBBY 1.77m x 1.03m (5'10" x 3'5")

CLOAKROOM/W.C 1.49m x 1.03m (4'11" x 3'5")

FIRST FLOOR ACCOMMODATION

LANDING 4.14m x 4.11m (13'7" x 13'6")

BEDROOM ONE 5.11m x 4.31m (16'10" x 14'1")

EN-SUITE SHOWER ROOM 3.56m x 2.43m (11'8" x 8'0")

BEDROOM TWO 4.35m x 2.84m (14'4" x 9'4")

BEDROOM THREE 4.2m x 2.14m (13'10" x 7'0")

THREE PIECE BATHROOM 2.99m x 1.87m (9'10" x 6'1")

DOUBLE GARAGE 5.57m x 5.46m (18'4" x 17'11")

COUNCIL TAX BAND:-

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

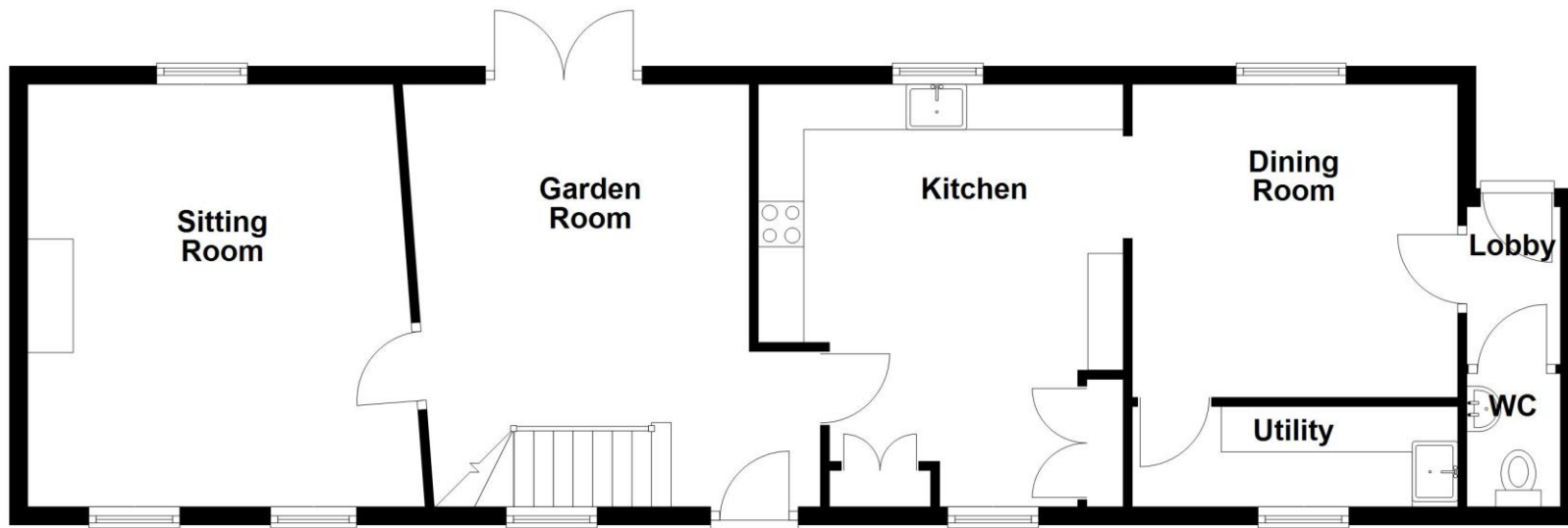
HOW TO GET THERE:-

Postcode for sat navs: DE73 8BT

PLEASE NOTE:-

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Ground Floor



First Floor

