



GRANT'S
OF DERBYSHIRE

3 Home Farm, Main Street, Kirk Ireton DE6 3JP
Offers Around £475,000

We are delighted to offer for sale this three/four bedroom home, part of a unique development of former farm buildings located just off the centre of this popular village of Kirk Ireton. This home benefits from oil-fired central heating and is extremely well presented throughout. The accommodation comprises of; Living/Dining/Kitchen, Utility Room and Sitting Room with Wood-burning Stove. To the first floor there three good sized bedrooms, family bathroom, Shower Room/second WC and a large landing/second sitting room/home office which could be converted to a fourth bedroom. Outside there are gardens to front and rear, a single garage with adjacent store. Viewing Highly Recommended. Virtual Tour Available.



About Kirk Ireton

Kirk Ireton is a popular and highly convenient village location having a shop, church, village inn and Church of England primary school (rated as "Outstanding" by Ofsted). Kirk Ireton is featured in Derbyshire Life (August 2013) where it is described as "one of the county's finest settlements south of Carsington Water". Located nearby are the market towns of Ashbourne and Wirksworth, which in turn provide a broader range of local amenities. Also located nearby is Carsington Water, noted for its leisure facilities and water sports. Derby is located some ten miles to the south and there is fast access to the A38, A52 or A50 which provide access to nearby motorway networks and regional centres.

Ground Floor

Entrance to the property is gained via the pathway through the front garden and up to the large entrance porch with quarry tiled floor. A substantial oak door leads into the

Living Dining Kitchen 23'8" x 14'10" Max (7.21 x 4.52 Max)

A superb family sized, social room, with a wide box bay to the front having a sealed unit leaded double glazed window to the front aspect and overlooking the front garden. There is characterful "Kahrs" wood flooring with a range of handmade, solid wood drawer and base units with oak block worktop over and travertine tiled splashbacks. At the garden end of the room there is a continuation of these units with Inset ceramic sink with mono bloc mixer tap, integrated dishwasher and microwave, eye level Neff oven and grill. There has been careful consideration of space here resulting in a number of built in cupboards providing a variety of storage uses. There is a stylish Victorian style cast iron central heating radiator and discreet wiring for a wall mounted flat screen TV which has been linked to the ceiling mounted speakers. Low energy LED down lighters. An oak, split stable door leads out to the rear garden whilst a door leads into the

Utility 4'8" x 4'1" (1.42 x 1.24)

With a wall mounted, heated chrome towel rail, space and plumbing for a washing machine, uPVC double glazed window to the rear aspect.

Sitting Room 19'3" x 12'9" (5.87 x 3.89)

With oak flooring and a stone mullioned, leaded window with quarry tiled sill overlooking the front garden and uPVC sealed unit double glazed sliding patio door leading to the secluded rear garden. There is a Victorian-style radiator and coving to the ceiling. A particular feature of the room is the fireplace which has a polished Hopton Wood marble surround, polished granite hearth and fitted Clear View solid fuel stove. There are discreet connections for a wall mounted flat screen TV and an integrated ceiling speaker system.

First Floor Landing / Lounge

The staircase leads up from the Living kitchen and arrives on this large landing which has been skilfully converted to provide a second lounge/Home Office with TV point and low energy LED lighting throughout. This space could easily be partitioned to provide a fourth bedroom (subject to survey and building regulations). There is solid oak flooring, access to the loft and five solid oak panelled doors, the first which leads into the

Shower Room 5'4" x 2'11" (1.63 x 0.89)

With a low flush WC, wall mounted wash hand basin and shower cubicle with electric shower.

Bedroom One 12'10" x 11'9" (3.91 x 3.58)

With oak flooring, a wall mounted TV point and leaded window to front aspect providing a high level of natural light.

Bedroom Two 12'11" x 10'8" (3.94 x 3.25)

Having coving to ceiling, a uPVC double glazed window to the rear with far reaching views over the rooftops of the village to the countryside beyond. There is an airing cupboard housing the hot water cylinder with fitted immersion heater and slatted shelving over.

Bedroom Three 13'0" x 7'3" (3.96 x 2.21)

With a uPVC double glazed window to the rear aspect, overlooking the rear garden.

Family Bathroom 8'10" x 7'10" (2.69 x 2.39)

With a wood effect lino floor covering and a four piece suite comprising of double shower cubicle with thermostatic shower, traditional low flush WC and pedestal sink and corner bath. There is an obscured glass uPVC double glazed window to the rear aspect.

Outside

The property, which stands towards the top of a private cul-de-sac has lawned front garden set with mature trees, shrubs, bushes and well stocked flower borders. Adjacent to the front door is a further door which provides pedestrian side access to the property and leads to the rear of the house where there is a very private and enclosed rear garden with stone flagged patio terrace, dry stone edged shaped lawn and very well stocked and mature shrub, evergreen and flower beds and borders. There is an outside cold water tap, power socket and the oil tank is sited here also.

Garage & Store Room

The property has the benefit of a stone and block built garage (17'9 x 12'2) and an adjacent store (17'9 x 7'11) situated opposite the house and these have an electricity supply connected.

Directional Notes

The approach from our Wirksworth Office is to proceed down St John's Street crossing over the mini-roundabout junction. Continue along Derby Road leaving Wirksworth travelling into open countryside for approximately two miles. Thereafter turn right as signposted for Kirk Ireton into Wood Lane. Proceed along Wood Lane bearing to the left into Hob Lane. Continue to climb Hob Lane until reaching the village of Kirk Ireton. Pass the Primary School on the right and continue straight on until you see the Barley Mow Public House on the right hand side. For first time viewers, we would recommend that you park on the road here and walk into Home Farm which will be found on your right hand side.

Council Tax Information

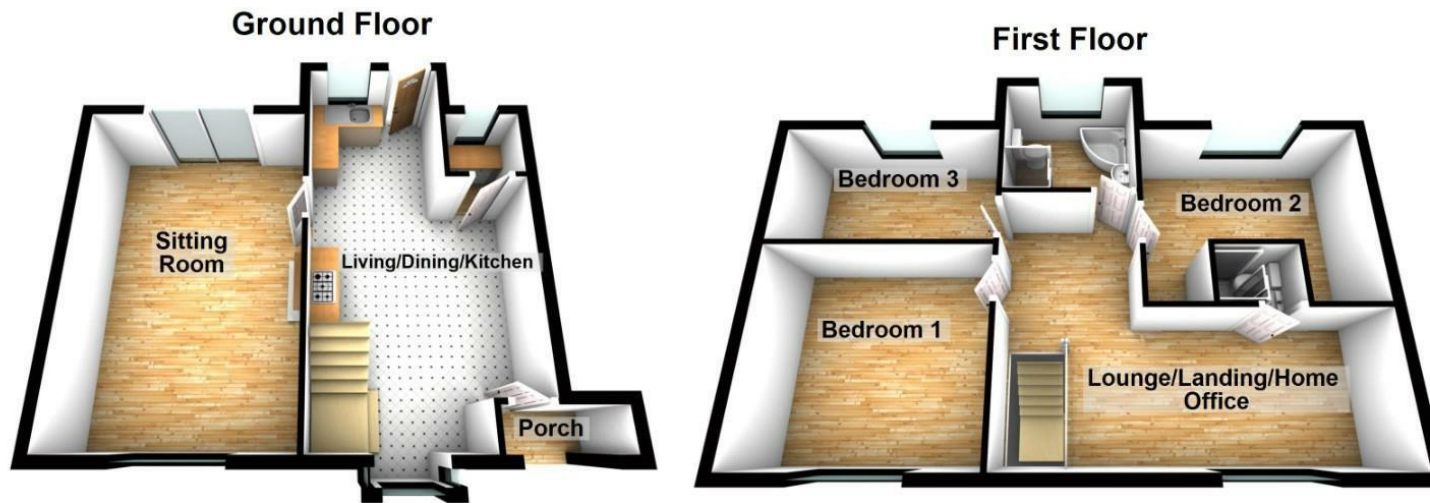
We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band D which is currently £2125 per annum.







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This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

