

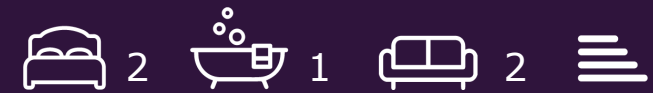


GRANT'S  
OF DERBYSHIRE

The Hayloft, Atlow Moat, Atlow, Nr Ashbourne DE6 1NS  
Offers Around £300,000



# GRANT'S OF DERBYSHIRE



Nestled in the picturesque countryside of Atlow, Ashbourne, this charming first floor barn conversion offers a unique opportunity for those seeking a tranquil rural lifestyle. The property features a stunning open plan living/dining room with original wood trusses, two well-proportioned bedrooms, a lobby/study area, two mezzanine areas and a bathroom. This delightful home is set within an expansive 21 acres of beautifully managed grounds. The property is one of eight Grade II Listed farm buildings which were converted 25 years ago, preserving their historical charm while providing modern living amenities. Residents benefit from shared facilities, including allotments and an orchard. The stunning views surrounding the property enhance its appeal, offering a serene backdrop for everyday life. Additionally, the shared use of outbuildings provides further potential for storage, private family events or creative projects.

This barn conversion is perfect for those who appreciate the beauty of nature. With its blend of historical character and modern comforts, this property is a rare find in the heart of the Derbyshire countryside. Viewing Highly Recommended. Virtual Tour Available.



## A Unique Place To Live

The residents of this development (Known As The Earth Heart Co-operative) 'collectively own and manage the community buildings and 21 acres of land in an incredibly beautiful environment. This green valley includes fields, pasture land, gardens, ponds, woodland, a willow labyrinth, allotments, outbuildings, an orchard, and those incredible valley views especially at sunrise and sunset. Living in close proximity to wildlife and the land encourages an ecological focus for the whole community keen to promote and support biodiversity and sustainability. There's always plenty to do outside whether it be forestry, gardening, growing your own food, beekeeping, looking after the chicken & ducks or just walking around the estate. The enjoyable and sociable monthly work days (with "bring and share" lunch ) draw the community together as a team to tackle the essential and seasonal maintenance tasks that keep Atlow Moat estate in good order.

## The Location

Atlow is a small hamlet situated four miles from the market town of Ashbourne and less than five miles outside of the Peak District National Park with its vast array of outdoor pursuits including walking, cycling, climbing, fishing, riding and sailing alongside some of the country's finest stately homes including Kedleston Hall, Chatsworth House and Sudbury Hall. Local attractions include Carsington Water and the beautiful valley of Dovedale. Atlow Moat is accessed via a private road which serves this private development of eight individual homes with no through road.

## First Floor Level

Accessed via the shared courtyard, steps lead up to the glazed door which opens into the

## Open Plan Living & Dining Room 26'0" x 16'4" (7.95 x 5)

This room is simply stunning, bathed in natural light from the south-facing windows to the front aspect and overhead conservation sky lights to the rear. The three original King post trusses, substantial wooden purlins and feature exposed walls give a nod back to the former agricultural use of this building. A solid wooden flooring runs the length of this room where we have most spacious, open plan living and dining areas. A cast iron wood-burning stove is located along the centre of this room and is a pleasing focal point. An opening leads through to the

## Kitchen Area 8'3" x 8'2" (2.52 x 2.51)

With a modern range of base and drawer units with a wood block worktop over and inset stainless steel sink. There is space and plumbing for a washing machine and upright fridge freezer. There is an electric oven, electric hob and extractor chimney over. Back in the main living area, a spiral staircase rises to the

## Second Mezzanine Level/Study Area 7'9" x 7'6" (2.37 x 2.31)

A most useful space with storage cupboard and ample room for a small desk for use as a home office or similar.

## Bathroom 8'0" x 7'11" (2.45 x 2.42)

With a ceramic tiled floor with a feature exposed wall with arrow-slit window to the front aspect, here we have a modern white suite comprising of a "P" shaped bath with thermostatic shower fittings over, a pedestal sink and a low flush WC. At the far end of the living area an opening continues through to the

## Inner Lobby/Study Area 11'7" x 6'5" (3.54 x 1.98)

With ample space for a home office/study area here if required and having a rear aspect window. Doors lead off to bedrooms one and two. A wooden ladder gives access to the

## Mezzanine Level 11'2" x 10'0" (3.42 x 3.05)

Another most useful space, with balustraded perimeter offering a number of uses such as a meditation area or for additional household storage.

## Bedroom Two 11'1" x 9'7" (3.38 x 2.93)

A double bedroom with front aspect window and connecting door which leads through to

## Bedroom One 16'2" x 10'2" (4.95 x 3.1)

The principal bedroom with an open vaulted ceiling giving a real sense of space, well lit by the front and rear aspect Velux windows.

## Outside

Immediately to the front of the home there is a paved seating area, the ideal spot to sit and enjoy that morning coffee. Out of the courtyard, there is extensive land and walkways to be explored, predominantly comprising of a park-like setting, bounded by the Henmore Brook, within which lies the Atlow Moat which is an ancient monument together with an additional area of ancient woodland, small pasture, orchards and allotment

gardens providing endless opportunities for self sufficiency. The residents have the use of an adjacent stone barn, a segment of which on the ground floor can be used for individual household storage and the upper floor, a delightful space, is ideal for social gatherings, family events, games etc.

## Directional Notes

Set your Satnav to follow "Atlow Moat DE6 1NS". Once there, turn right at the green, proceed over the hump back bridge and up the lane. Take the left fork and then turn left at the sign Atlow Moat and Farm. Proceed up the lane until you reach

a communal parking area on the left hand side. Walk up the land and you will find the courtyard to the properties on the right hand side. The Hayloft is directly across the courtyard up a wooden staircase. There is a 'Hayloft' sign to identify the property.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band C which is currently £1977 per annum.

## Tenure

Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). There is a 999 year lease from December 2003. Ground rent of £1 per annum. A service charge covers insurance and communal maintenance based on the size of the individual properties. There is a service fee set on the number of adults and children at the property, currently £110 per month (based on a single occupant). The maintenance company is Earthheart Cooperative which is wholly owned by the leaseholders. The lease insists the property must be the primary dwelling of the owner.

## Services

Electricity supply: Mains

Water supply: Private metered supply

Sewerage: Drainage is via the on site private system with reed bed filter treatment.

Heating: Communal wood pellet Biomass boiler system which is individually metered to each property.

Broadband Available: Superfast Fibre

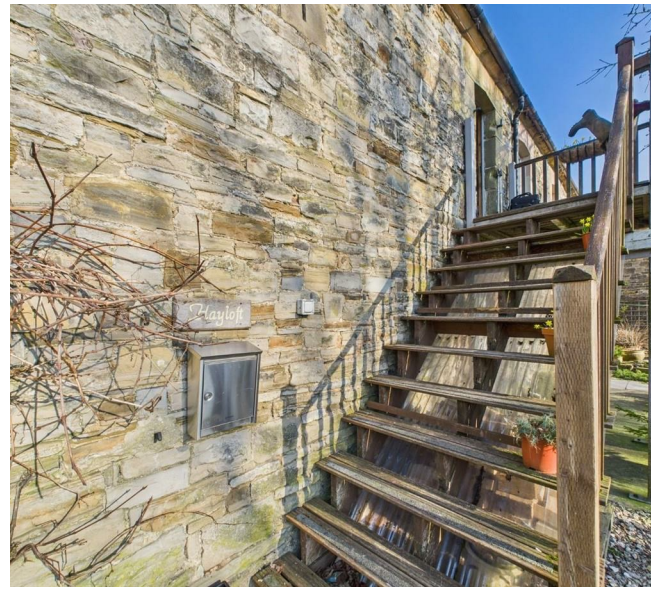






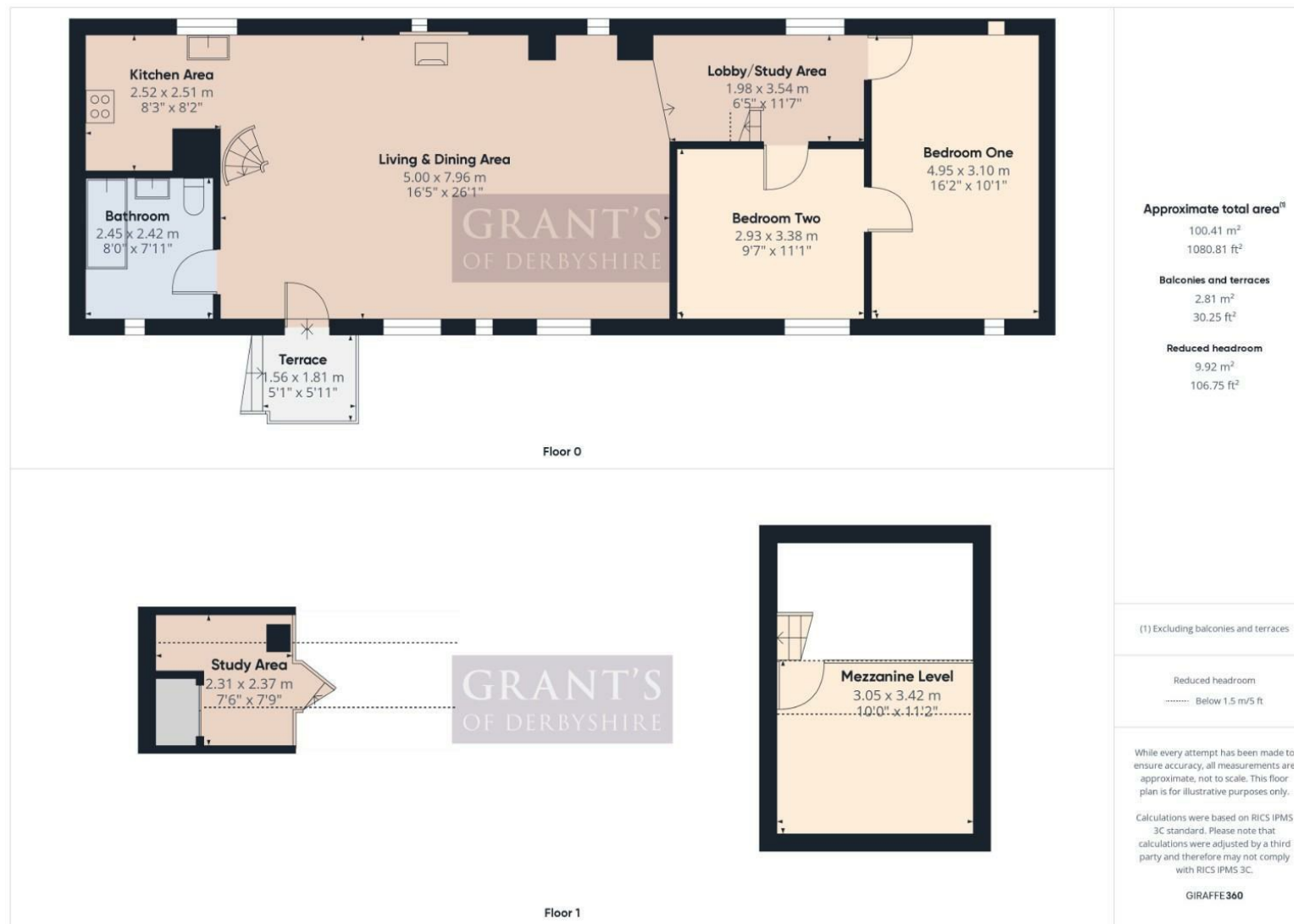






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#### Approximate total area<sup>(1)</sup>

100.41 m<sup>2</sup>  
1080.81 ft<sup>2</sup>

#### Balconies and terraces

2.81 m<sup>2</sup>  
30.25 ft<sup>2</sup>

#### Reduced headroom

9.92 m<sup>2</sup>  
106.75 ft<sup>2</sup>

(1) Excluding balconies and terraces

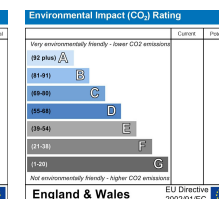
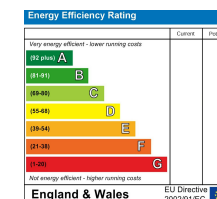
Reduced headroom  
Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.



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