



The Dairy Doctors Lane
Breedon-On-The-Hill Derby



Property Description

The dairy is an individual, three-bedroom, single storey barn conversion in a sought-after residential location offering spacious contemporary style living accommodation. The property has a wealth of features to include: - oak flooring, open plan kitchen/dining room. and attractive walled rear courtyard garden. The shared sweep in driveway leads to a private block paved driveway and provides off road parking for several vehicles and in turn leads to a double brick garage with electric remote up and over door, roof storage, light and power. In brief the internal accommodation comprises: - Entrance Hall, Open plan dining kitchen with integrated appliances, utility room, lounge, three double bedrooms, master ensuite and family bathroom.

Entrance Hall

This is an L shaped hall front upvc double glazed entrance door with attached side panel. The long hallway continues right down the property and gives access to all the internal rooms. Two upvc double glazed windows to the front elevation and central heating radiator, the tiled part of the entrance hallway has a further double panelled radiator and inset spotlights to the ceiling and a panelled door off to:

Kitchen/diner

21' 5" x 12' 6" (6.53m x 3.81m)
The open plan dining kitchen is a particular feature of the property and offers cooking, living and dining space. To the dining area there is a upvc double glazed opaque window to the side elevation and central heating radiator, inset spotlights to the ceiling, ceramic tile flooring continuing through from the entrance hall. The kitchen area is fitted with a range of limed oak base and wall units with porcelain handles and oak block work surfaces over, there are a range of appliances integrated comprising: - under unit freezer, fridge, dishwasher, space for free standing cooker, further concealed under unit lighting,

two upvc double glazed windows to the rear elevation, panel splash backs and matching glazed display cabinet.

Utility Room

9' 8" x 5' 4" (2.95m x 1.63m)
Having a full height shelved out utility storage cupboard and a double width matching base unit with oak block work surface over, panelled splash back and a wall mounted Worcester combi boiler providing the property with domestic hot water and central heating, plumbing and space for automatic washer machine and space for dryer, central heating radiator. The ceramic tile flooring continues through from the entrance hall, there is a small loft hatch and extractor fan and a half glazed upvc door to rear gives access to rear garden.

Lounge

15' 8" x 15' 11" (4.78m x 4.85m)
This is a well-proportioned room and is a through lounge so has dual aspect with double glazed upvc windows to both front and rear and further double glazed French door to the rear giving access to the rear garden. A particular feature of the lounge is the oak flooring and a feature fireplace incorporating Dimplex Optimyst flame effect electric fire on a raised quarry tiled hearth with timber fireplace and exposed brick work. There are inset spotlights to the ceiling and central heating radiator.

Master Bedroom

16' 5" x 12' 5" (5.00m x 3.78m)
Having two upvc double glazed windows both giving an aspect over the rear garden, central heating radiator, a range of fitted furniture comprising three double door fronted fitted wardrobes incorporating hanging rails and shelving for ease of storage, inset spotlights to the ceiling and panelled door off the bedroom into

Ensuite Shower Room

Having a three-piece white suite comprising pedestal wash hand basin, low level WC and corner glazed shower cubicle with electric shower over, central heating radiator, double glazed opaque window to the rear elevation, walls are finished with ceramic tiling, feature border tile, extractor fan and inset spotlights to the ceiling, oak flooring.

Bedroom Two

12' 3" x 10' 4" (3.73m x 3.15m)

Having upvc double glazed window to the rear elevation, central heating radiator, inset spotlights to the ceiling, triple door fronted wardrobe incorporating drawers, hanging rail and shelving for ease of storage - which is to be included with the selling price.

Bedroom Three

12' 4" x 9' 4" (3.76m x 2.84m)

Having upvc double glazed window to the rear elevation and overlooking the garden, double panelled radiator and triple door fronted range of wardrobes incorporating shelving and wall shelving also to be included with the selling price.

Bathroom

Having a three-piece white suite comprising: - panelled bathroom with bath/shower mixer attachment, pedestal wash hand basin, low level wc, ceramic tiled walls, oak flooring, radiator, extractor fan, mirror fronted bathroom cabinet and fitted base corner cabinet.

Outside

The property is set well back from the road and therefore offers a degree of privacy, there is a beautiful vista of trees in the neighbouring properties which gives a super outlook within the property, front dry stone boundary wall and the lawn is flanked with borders inset with a variety of shrubs. There is a part shared tarmac driveway which then in turn leads to the private driveway which is block paved belonging to the property offering parking and

turning for several vehicles and again flanked with shrub borders which are stone edged and inset. To the rear is an individually designed beautifully presented walled courtyard garden, having a wealth of features which must be viewed to be fully appreciated, segmented to provide different feel as you walk along the garden and is designed also for low maintenance, there is a block paved path and gravelled areas. Outside lighting and outside tap to the front and rear of the property, sleeper edge raised borders for planting and further paved patio area to the end.

Double Garage

The garage is of brick construction with a pitched and tiled roof, having electric remote control up and over door, light and power, roof storage and side upvc double glazed window, there are a range of oak fronted wall units for storage.

Area Information

Just 11 miles from Derby, yet in the heart of the country, Breedon on the Hill is a small village surrounded by green space, with a Village Shop and Post Office. There are plenty of outdoor walks to entice you to explore and Staunton Harold Reservoir is nearby with plenty of sailing and fishing to enjoy. Within the village there are a couple of pubs and when you want the benefits of a town, the village of Melbourne with its local farm shops, retail, restaurants and Melbourne Hall Gardens, you're never far from new experiences.

Around five miles south is the town of Ashby-de-la-Zouch where you'll discover an array of exciting local events and historic sites. The National Trust's Calke Abbey with its walled gardens, orangery, kitchen gardens and natural play area is a wonderful place to explore. Breedon Priory Health Club and Spa with a fully equipped gym, pool and programme of fitness classes is a 5 min drive away. Field Sports UK Activity Centre provides archery, clay pigeon shooting and other outdoor activities and for thrill seekers, Donington Park Circuit is 6 miles away. With excellent local transport links. The A42 and M1 motorway are just five miles away, while East Midlands Airport is only three miles from the village and East Midlands Parkway Railway Station close by. St Hardulph's church of England Primary is located in the village and rated good by OFSTED and several secondary schools can be found nearby.









Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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