



Bay Tree Barn, Norris Hill Farm Blackfordby Lane
Blackfordby

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for sale offers over
£650,000



Property Description

A stunning four double bedroom, four-bathroom, barn conversion with off road parking, garage and generous rear garden. A particular feature of the property is the far-reaching views over open countryside and a wealth of characterful features which must be viewed to be fully appreciated. The property is situated on the edge of the delightful rural village of Blackfordby and within easy reach of the thriving market town of Ashby de la Zouch. The barn was converted in 2019 by renowned developers Charnwood Houses Ltd, under the architect supervision of David Granger Architectural Design of Ashby, to an exceptionally high standard offering many vaulted ceilings in turn providing light, spacious and contemporary accommodation. In brief the double glazed and gas centrally heated accommodation comprises:- Entrance hall, study, lounge, large open plan kitchen/diner/living room, utility room, four bedrooms, all with ensuite shower/bathrooms, two bedrooms having walk-in dressing areas and three bedrooms having fitted wardrobes. Outside there are two courtyards plus a large rear garden. There is a parking space located next to the property and a garage with further parking located close by.

Entrance Hall

With front composite entrance door, natural stone tiled flooring with underfloor heating, inset spotlights to the ceiling.

Study

Having natural stone tiled flooring with underfloor heating, continuing from the entrance hall, inset spotlights to the ceiling.

Lounge

20' 4" x 15' 7" (6.20m x 4.75m)
A particularly characterful room with high vaulted ceiling, with exposed timber truss beams, underfloor heating, oak staircase off to the first floor, window to the side elevation, door to the side leading to the side courtyard.

Kitchen/Dining/Living Room

29' 7" max x 16' 3" max (9.02m max x 4.95m max)
A high specification fitted kitchen, with a range of wall and base units, Quartz work surfaces with matching upstands, inset sink unit. A range of integrated appliances comprising:- dishwasher, fridge/freezer, fitted SMEG oven with extractor hood over, inset spotlights to ceiling, natural stone tiled floor with underfloor heating, exposed ceiling beam, window to the rear elevation, double opening French doors to the rear opening out to the garden.

Utility Room

6' 5" x 6' 2" (1.96m x 1.88m)
Fitted with a range of matching cupboards with Quartz work surfaces over, under unit appliance space, natural stone tiled flooring with underfloor heating, window and door to the rear elevation, inset spotlights to ceiling.

Inner Hallway:

Bedroom Four

11' 6" x 8' 3" (3.51m x 2.51m)
A stunning room with exposed ceiling truss beams, fitted double wardrobe, window to the side elevation, underfloor heating, inset spotlights to ceiling, door to:

Shower Room

Having a modern white suite comprising:- walk-in shower, suspended wc with concealed cistern, vanity unit with inset wash hand basin, partially tiled walls, tiled flooring with underfloor heating, heated towel rail, inset spotlights to ceiling.

Bedroom Two

15' 10" x 10' 6" (4.83m x 3.20m)
With exposed ceiling truss beams, window to the side elevation, underfloor heating, door to:

Walk In Dressing Room

7' 10" x 5' 8" (2.39m x 1.73m)
With window to the front elevation, underfloor heating.

En-Suite Shower Room

Having a modern white suite comprising:- walk in shower unit, suspended vanity unit with inset wash hand basin, wc with concealed cistern, partially tiled walls, tiled flooring with underfloor heating, heated towel rail, inset spotlights to ceiling, window to the front elevation.

First Floor Landing

With radiator and walk in linen cupboard.

Bedroom One

14' 7" to fitted wardrobes x 9' 4" (4.45m to fitted wardrobes x 2.84m)
Having a range of fitted wardrobes, radiator, window to the rear elevation, inset spotlights to ceiling.

Walk In Dressing Area

With fitted wardrobe, roof light window, radiator, door to:

Ensuite Bathroom

Fitted with a modern four-piece white suite comprising:- panelled bath, walk in shower cubicle, suspended wc with concealed cistern, suspended vanity unit with inset wash hand basin, exposed ceiling truss, partially tiled walls, tiled flooring, heated towel rail, inset spotlights to ceiling.

Bedroom Three

13' 5" x 8' 5" (4.09m x 2.57m)
With fitted wardrobe, window to the rear elevation, radiator, inset spotlights to ceiling, door to:

Ensuite Shower Room

Having a modern white suite comprising:- walk in shower cubicle, suspended wc with concealed cistern, vanity unit with inset wash hand basin, partially tiled walls, tiled flooring, heated towel rail, inset spotlights to ceiling.

Outside

The property has an excellent approach set well back from the road via a shared private, gravelled driveway leading to block brick hard standing that provides off road parking. In addition there is an oversized garage. To the rear of the property is a particularly generous south-westerly facing rear garden with a good-sized patio area, ideal for outdoor entertaining. In addition there are two private courtyard areas offering the perfect space for seating whilst enjoying both daytime and early evening sun.

Garage

20' 3" x 9' 8" (6.17m x 2.95m)
With double opening doors, power and light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure:Freehold

EPC Rating: C

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Property Ref: MEL205145 - 0004