



Hollies Farm Close
Stanton-By-Bridge Derby

Hollies Farm Close Stanton-By-Bridge Derby DE73 7GD

for sale
£550,000



Property Description

A stunning extended and deceptively spacious three double bedroom barn conversion with beautiful views over open countryside and ancient Swarkestone causeway. The property has three reception rooms, refitted kitchen, refitted utility room, conservatory, en-suite to the master bedroom, off street parking, garage and stunning garden. The property is situated in a private courtyard location with great access to the A50 and M1, Finished to a high specification by the current vendor, the property benefits from oil fired central heating, double glazing and underfloor heating in some rooms where specified. Located within a quiet and private courtyard position, set back from the road. A particular feature of the property is the generous beautifully landscaped garden with a wealth of features including: - patio, lawns flanked with well stocked borders, hot tub with pergola over, a garden bar, mains connected lighting and a paved terrace providing far reaching views over open countryside. There is also a wood storage area to the rear. Viewing is essential.

Entrance Hallway

Having a part glazed entrance door, central heating radiator, built-in storage cupboard, impressive oak open spindle staircase to the first floor, doors off to the dining room, kitchen and cloakroom.

Dining Room

15' 9" x 11' 8" (4.80m x 3.56m)
Having UPVC double glazed window to the rear and wooden double glazed French doors to the conservatory and open plan with a step to the lounge, radiator.

Lounge

16' 3" x 14' 5" (4.95m x 4.39m)
Having UPVC double glazed bay window giving aspect over the rear garden and fields beyond. A particular feature of this room is the cast iron wood-burning stove with a Derbyshire sandstone hearth with timber mantle over, part glazed internal door to the family room.

Family Room

13' 5" x 13' 3" (4.09m x 4.04m)
Having double glazed timber French doors to the conservatory and UPVC double glazed door leading out to the garden. UPVC double glazed window giving aspect over the rear garden and fields beyond. Radiator, engineered wooden flooring with underfloor heating, ceiling recessed lighting. This is a versatile room and has previously been used as a games room, gym and office.

Conservatory

13' 8" x 9' 7" (4.17m x 2.92m)
Stunning Amdega style conservatory with double glazed wooden window panels with French doors to the front courtyard. Vaulted ceiling with ceiling windows, tiled flooring and underfloor heating. Exposed brick and stone feature wall.

Kitchen

13' 3" x 8' 9" (4.04m x 2.67m)
Having UPVC double glazed window to the front. Refitted matching wall, base and breakfast bar units incorporating internal soft close spice racks, roll edge work surface with a one and half sink drainer with mixer tap. Integral electric John Lewis oven, Bosch induction hob and extractor over. Space for a fridge freezer, space for a dishwasher, ceiling recessed lighting and open plan to the utility room.

Utility Room

8' 5" x 6' 3" (2.57m x 1.91m)
Having UPVC double glazed window to the rear. Fitted wall, base and larder style units with roll edge work surface over. Space for a dryer and space for a washing machine.

Cloakroom

6' 4" x 3' 7" (1.93m x 1.09m)
Having UPVC double glazed window to the rear. Concealed cistern WC, top mounted wash hand basin, complimentary tiling and radiator.

Landing

Having UPVC double glazed window to the rear. Radiator, ceiling recessed lighting, doors off to all three bedrooms and family bathroom.

Bedroom One

14' 5" x 12' 7" max (4.39m x 3.84m max)
Having UPVC double glazed window overlooking the garden and offering views over open countryside towards Swarkestone Bridge. Radiator, engineered wooden flooring, underfloor heating, fitted wardrobes and matching drawer unit, door to the en-suite.

Ensuite

10' 5" x 3' 4" (3.17m x 1.02m)
Double shower cubicle with splashback panels, pedestal wash hand basin and WC. Tiled flooring, part tiled walls, ceiling recessed lighting and extractor.

Bedroom Two

16' 7" x 9' 3" (5.05m x 2.82m)
Having UPVC double glazed windows to both the front and rear aspects. Two radiators, laminate wooden flooring, underfloor heating, built-in wardrobe, loft access and door to the jack and jill family bathroom.

Family Bathroom

11' 2" x 11' 1" (3.40m x 3.38m)
Having Jack and Jill entry, UPVC double glazed window to the front. Double shower cubicle, panelled corner bath, twin top mounted wash hand basins with storage under and a concealed cistern WC. Tiled flooring, underfloor heating, part tiled walls and extractor.

Bedroom Three

11' 8" max x 9' 8" (3.56m max x 2.95m)
Having UPVC double glazed window to the front. central heating radiator, fitted wardrobes and loft access.

Outside

Set well back from the road, to the front of the property is a driveway leading to the garage and a wooden bi-fold gates leading to a courtyard garden. This sunny courtyard has steps leading to the vaulted storm porch, conservatory and the workshop/store above the garage. The front garden has mains connected lighting.

To the rear there is a log storage area and oil tank. To the side there is a generous sized landscaped garden which offers fantastic views over fields. There is a paved patio, hot tub with pergola over, mains connected lighting, lawn garden with a pebbled path beyond established and mature plant and shrub beds and running water feature to the paved terrace which has steps to the summerhouse bar. There is an additional paved terrace with a bench seat being an ideal position to enjoy the fabulous open countryside views to the rear.

Summerhouse Bar

10' 4" x 10' 3" (3.15m x 3.12m)
Having windows and french doors to the garden. This hexagonal shaped building has a dome roof , a bar and mains connected lighting.

Garage

20' 7" x 8' 10" (6.27m x 2.69m)
Having electric roller shutter garage doors from the driveway. This garage benefits from power and lighting.

Store Above Garage

This ideal storage and workshop space is separated into two different areas and it benefits from power and lighting. Area one 7'3" x 6'7" Area two 9'0" x 6'7".









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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