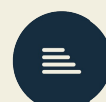




## 3 Bed House

2 Moscow Farm Court Milford, Belper DE56 0QG  
Offers Around £350,000 Freehold



**Fletcher**  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Highly Appealing Single-Storey Barn Conversion
- Located on the Edge of Duffield
- Attractive Single Storey Living
- In Need of General Upgrading Throughout
- Lounge/Dining Room & Breakfast Kitchen
- Three Bedrooms & Two Bathrooms
- Low Maintenance Garden & Separate Orchard/Garden Area
- Double Garage
- Sought After Character Development - Large Communal Car Parking
- No Chain Involved

A charming, stone built, single storey, three-bedroomed barn conversion with double garage occupying an invaluable position on the edge of the sought after village of Duffield, backing onto the countryside of the Derwent Valley.

Moscow Farm Court is Grade II\* listed as a property of special and/or architectural interest and the substantial outbuilding to the rear is also Grade II listed. It formally comprises part of a range of single storey and two storey outbuildings to Moscow Farm which dates to c.1812 and was a model farm to the Strutt estate providing food for the world-renowned mill.

It is constructed of attractive, natural dressed and coursed sandstone beneath a roof of Staffordshire blue tiles with the double fronted elevation revealed by matching windows and stable entrance door. It fronts a large courtyard area which is part gravel, part paved and provides extensive general car parking. In addition there is a separate driveway to the side of the development providing access to further car parking facilities and access to the excellent garage which comprises the first unit of a former barn which has been converted to provide a double garage with loft storage over.

Moscow Farm Court stands within approximately half an acre and occupies a pleasant situation with open aspects to three sides and is convenient for the excellent facilities of Duffield village and is within easy commuting distance of Derby and Belper.

#### The Location

The property is within walking distance of Duffield and there is a handy bus stop just outside the drive on the A6. The village of Duffield is situated approximately 5 miles north along the main A6 arterial road and the village in turn has an excellent range of local shops, public houses, restaurants, supermarket, tennis and squash club, Chevin golf club, recreational facilities including the Eyes Meadow Nature reserve. Local primary schools include William Gilbert Endowed School, Meadows Primary School and the well-known Ecclesbourne Secondary School. Duffield is also positioned along the East Midlands Mainline and is within easy reach of famous attractions such as Chatsworth House and the historic spa town of Matlock.

#### Accommodation

### Entrance Hall

27'9" x 15'8" x 4'11" x 3'2" (8.47 x 4.80 x 1.51 x 0.98)

With stable entrance door, character window with quarry tiled sill, built-in storage cupboard, quarry tiled flooring and radiator.

### Lounge/Dining Room

15'7" x 14'8" (4.76 x 4.49)

With exposed truss beams, two radiators, two sealed unit double glazed windows to front, character windows to rear with quarry tiled sills and internal pine latch door.



### Breakfast Kitchen

12'0" x 10'2" (3.67 x 3.11)

With one and a half sink unit with mixer tap, wall and base units with quarry tiled worktops, electric cooker integrated dishwasher, plumbing for automatic washing machine, wall mounted central heating boiler, quarry tiled flooring, radiator, sealed unit double glazed window and internal pine latch door.



### Hallway

5'8" x 3'6" (1.75 x 1.08)

With four character windows with quarry tiled sills and radiator.

### Bedroom One

17'8" x 12'6" (5.41 x 3.82)

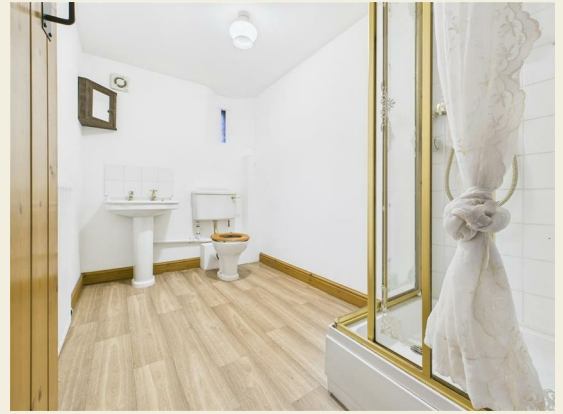
With radiator, sealed unit double glazed window, two character windows with quarry tiled sills and internal pine latch door.



### En-Suite

9'5" x 5'10" (2.89 x 1.79)

With separate shower cubicle with shower, pedestal wash handbasin, low level WC, radiator, character window, extractor fan and internal pine latch door.



### Bedroom Two

12'3" x 11'9" (3.74 x 3.59)

With radiator, stable door and internal pine latch door.



### Bedroom Three

12'5" x 8'5" (3.80 x 2.57)

With radiator, sealed unit double glazed window and internal pine latch door.



### Bathroom

9'5" x 6'9" (2.88 x 2.06)

With bath with mixer tap/hand shower attachment, pedestal wash handbasin, low level WC, tile splashbacks, radiator, two character windows, extractor fan and internal pine latch door.



### Garden

To the front of the property is a low maintenance, triangular shaped, gravel garden with paved patio and stone flagged paving.



### Separate Orchard/Garden

There is a separate orchard/garden area located opposite the property in need of work.



### Car Parking

A large, communal car parking area provides good parking for all residents and guests.



### Management Charge

A Management Charge of approximately £200 per year.

### Double Garage

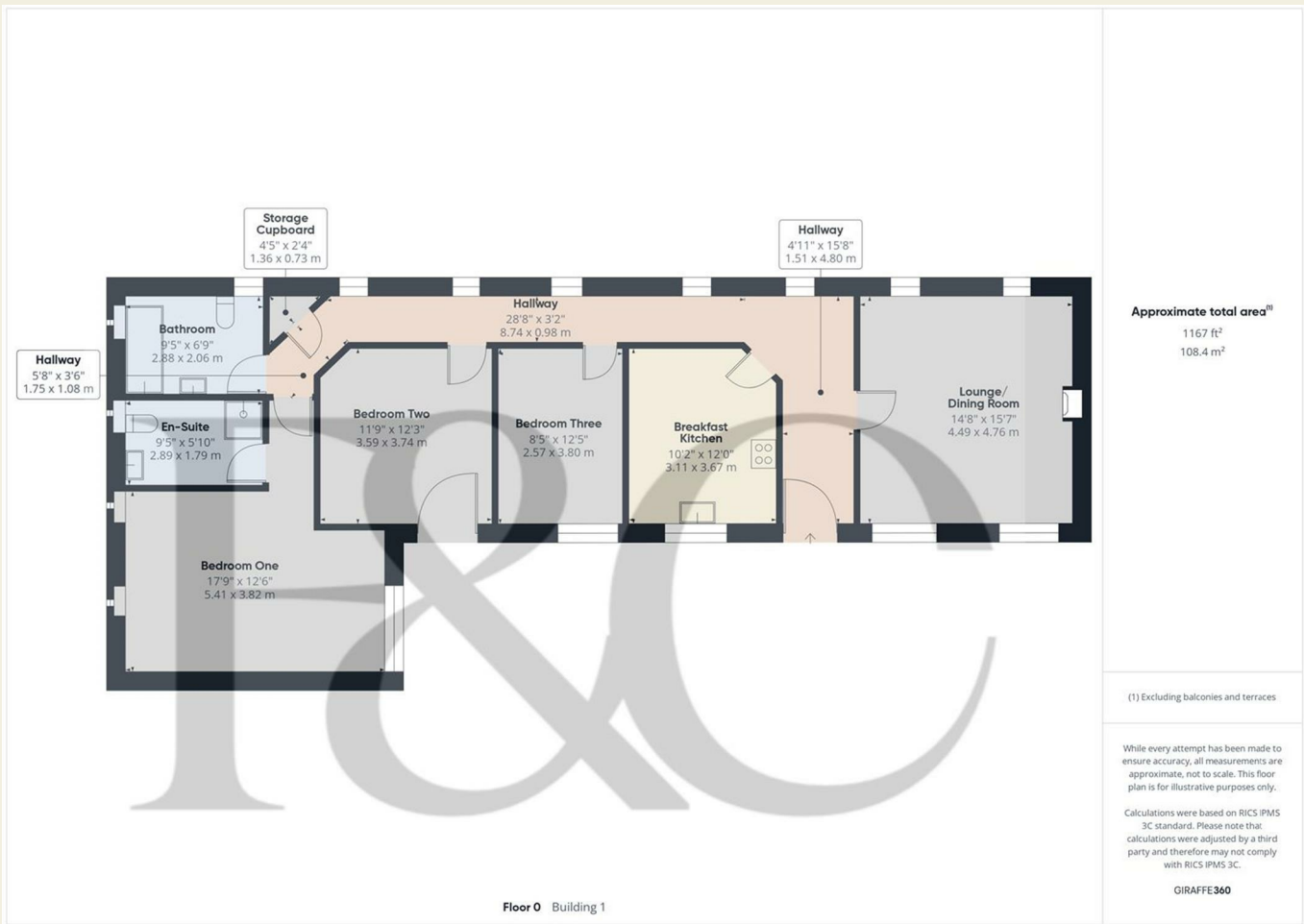
17'5" x 16'7" (5.33 x 5.06)

With power and lighting.

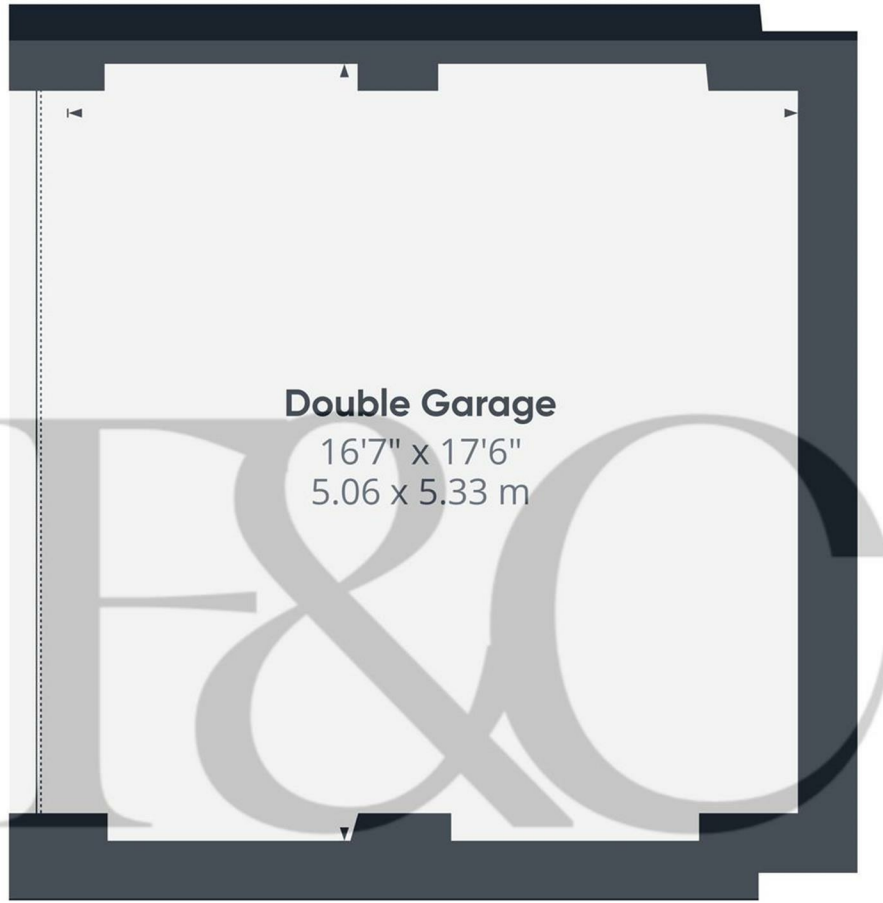


### Council Tax Band - E

Amber Valley



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



**Double Garage**  
 16'7" x 17'6"  
 5.06 x 5.33 m

Approximate total area<sup>(1)</sup>  
 297 ft<sup>2</sup>  
 27.6 m<sup>2</sup>


(1) Excluding balconies and terraces

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.


GIRAFFE360

Floor 0 Building 2

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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