EADON LOCKWOOD & RIDDLE
ESTD 1840



Kirkdale Barn, Main Street, Sheldon, DE45 1QS

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Ground Floor

As you approach the property, you are welcomed by a beautifully maintained stone wall and gate, providing a sense of privacy. Upon entering, you are greeted by a spacious hallway adorned with stunning flagstone flooring, wooden beams, and period doors, setting the tone for the character that flows throughout the home. The hallway conveniently leads to the main lounge, kitchen, and rear garden, as well as a useful storage cupboard with W/C, perfect for stowing away boots after exploring the picturesque Peak District trails.

The lounge is a true highlight, featuring a central log burner that serves as a focal point, complemented by a metal flue that extends to the first floor. This dual-aspect room is bathed in natural light, thanks to a magnificent floor-to-ceiling 'picture window' that offers delightful views of the terrace and garden.

The bespoke fitted kitchen is a culinary delight, showcasing matte white units, striking black speckled quartz worktops, and a breakfast bar. Clever storage solutions are integrated into the design, ensuring functionality without compromising style. A tap for instant hot water, a tiled splashback, and a pantry further enhance this inviting space. There are also built in appliances including a full size dishwasher, washing machine and drinks refrigerator.

A small staircase leads to an impressive dual-aspect dining area, which is spacious enough to accommodate both a large dining table and a comfortable sofa. This area features a painted feature wall, exposed wooden floorboards, and additional floor-to-ceiling windows.

First Floor

Stairs from the ground floor lead to an impressive galleried landing, which is a delightful surprise, providing ample space for storage or a potential reading nook or home office. The property features three well-appointed bedrooms, each designed with comfort in mind. At either end of the barn, you will find two generously sized bedrooms, both with their own modern en-suite shower rooms. The principal bedroom to the left is particularly striking, showcasing solid wood built-in wardrobes and dual aspect windows that flood the room with natural light. The en-suite is sleek and contemporary, featuring a clean white three-piece suite and tasteful half-height tiling.

The second bedroom mirrors the size and elegance of the principal room, complete with additional built-in storage, and Velux windows fitted with secondary roller shutters. Its en-suite is a soothing sage green, featuring a spacious walk-in shower cubicle and a stylish vanity unit.

The third bedroom, currently configured as a twin, is also a double and offers lovely views of the garden and surrounding countryside through its large window, framed by an attractive beam. Completing the interior is a luxurious master bathroom, equipped with a P-shaped bath and shower above, a towel radiator and Velux window.

External

Externally, Kirkdale Barn truly shines. The rear garden serves as a private sanctuary, featuring a substantial flagged terrace perfect for al fresco dining, alongside a triangular raised lawn adorned with mature bedding plants and shrubs. The gravelled drive provides parking for at least four vehicles, while the double garage offers significant storage and additional loft and workshop space, catering to all your practical needs, having lighting and multiple power sockets. The property has also had a recently upgraded consumer unit, allowing for the installation of a separate EV point.

For those seeking versatility, an attached insulated room currently used as a home office, provides additional versatility. A boiler/storage room, accessed via a pathway, houses essential appliances and a Worcester Bosch oil boiler, ensuring ease of living.

Surrounded by breath-taking countryside, Kirkdale Barn offers total privacy while being part of a vibrant community. Sheldon is a hidden gem, featuring a local pub and a welcoming atmosphere, yet remains well-connected to the wider Peak District, with numerous local walks and trails nearby. The property is usefully within the Lady Manners school catchment area - perfect for familties.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.



- Exquisite stone barn conversion in Sheldon
- Three double bedrooms, two with en-suite shower rooms
- Spacious lounge with picture window and log burner
- Luxury kitchen with quartz worktops, pantry and breakfast bar
- Large dining area with wooden beams and exposed floorboards
- Luxury family bathroom with three piece suite
- Private and low maintenance garden with large terrace
- Large double garage with extra garden office room
- Parking for four cars and newly gravelled driveway
- Brimming with character features and modern design flair























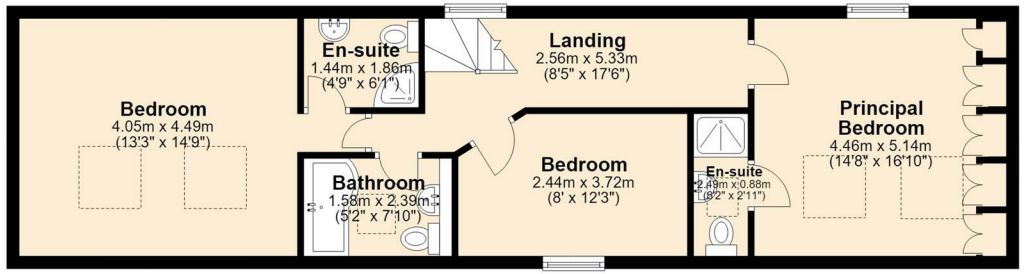
Ground Floor

Approx. 104.7 sq. metres (1126.5 sq. feet)



First Floor

Approx. 61.2 sq. metres (658.3 sq. feet)



Total area: approx. 165.8 sq. metres (1784.8 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.











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