



## 1 Bed House - Detached

Farnah Gate Cottage Farnah Green, Belper DE56 2UP  
Offers Around £450,000 Freehold



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# Fletcher & Company

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- Ideal As a Holiday Home, Airbnb, Single Person/Couple or Equestrian/Hobby Farmer
- Stone Detached Home in Popular Hamlet Location
- Potential To Extend ( Subject to Planning Permission )
- Gardens & Paddocks Extending to 1.2 Acres
- Stables/Outbuildings
- Large Sweepings Driveway – Plenty of Car Parking
- Garage Space ( Subject to Planning Permission )
- Countryside Views
- Duffield 2 miles – Belper 2 miles – Derby 8 miles – Ashbourne 14 miles
- Rare to the Open Market

**SPECIAL LIVING EXPERIENCE** – Ideal For Single Person/Couple/Equestrian/Hobby Farmer or Holiday Home/Airbnb – Situated amongst rolling Derbyshire countryside, the Hamlet of Farnah Green enjoys the ever popular Bluebell Public House and close to Chevin Golf Club in Duffield.

A Highly Individual Detached Stone Barn Conversion set in 1.2 acres with Stables/Outbuildings.

#### The Location

The location is particularly sought after and highly convenient situated within the hamlet of Farnah Green, approximately three miles north of the village of Duffield which provides a varied selection of shops and amenities. Recreational facilities in Duffield include tennis, squash and golf. More extensive facilities are available in the city of Derby approximately 10 miles to the south.

Belper town centre is also within easy reach and has won the Great British High Street's High Street of the Year award twice. Belper has an excellent range of independent shops, supermarkets and recreational facilities. The main A6 arterial road provides a short commute to the city easy tourist attractions include Matlock Bath and Chatsworth House are both within a short commute.

There is a local train service from Belper and Duffield to Derby with a further service to London St Pancras of approximately 95 minutes. Convenient access to major trunk roads including the A38, A52 and A50 serving the M1, M42 and M6 making the area highly accessible. For those who enjoy the great outdoors the location offers delightful scenery and countryside walks.



## Lounge Area

With matching tile flooring with underfloor heating, vaulted ceilings, electric double glazed Velux style window and marble TV display area incorporating illuminated electric fire.



## Dining Area

With tile flooring with underfloor heating, vaulted ceilings, electric double glazed Velux style window and open space leading to lounge area and kitchen area.



## Kitchen Area

21'7" x 13'5" (6.58 x 4.10)

With inset one and a half sink unit with mixer tap, wall and base fitted units with matching marble worktops, Siemens induction hob with concealed extractor hood over, Siemens built-in electric fan assisted oven, integrated Siemens washing machine, integrated Siemens fridge/freezer, tile flooring with underfloor heating, wine rack, spotlights to ceiling and double glazed window with stone sill.



## Double Bedroom One

13'6" x 9'9" (4.13 x 2.99)

With fitted wardrobes with fitted desk and matching chest of drawers, tile flooring with underfloor heating, vaulted ceilings with chandelier and two matching electric double glazed Velux style windows, double glazed window to rear with stone sill, additional double glazed window to side with stone sill, feature headboard and internal oak veneer door with chrome fittings.



## Bathroom

9'7" x 5'8" (2.94 x 1.74)

With bath with shower over with shower screen door, fitted wash basin with fitted base cupboard underneath, low level WC, fully tiled walls, tile flooring with underfloor heating, heated towel rail/radiator, spotlights to ceiling, sensored lighting, extractor fan, electric double glazed Velux style window, display alcove, wall mounted illuminated mirror, wall mounted bathroom cupboard and internal oak veneer door with chrome fittings.

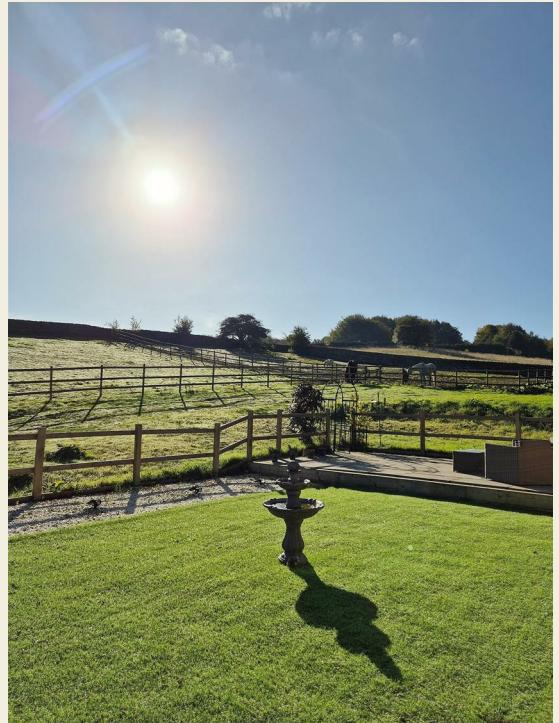


Boarded Roof Space  
Providing Storage.



## Gardens & Paddocks - 1.2 acres

Formal gardens laid to lawn with sun patio. Two enclosed fenced paddocks with gates. Further garden area ideal for a small orchard.



## Stables/Outbuildings

There are two stables and tack store. Enclosed by fencing and gate.



## Generous Driveway

A gravelled sweeping driveway provides several vehicles parking



## Garage Space

Subject to planning permission



## Council Tax Band B

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Approximate total area<sup>(1)</sup>  
423 ft<sup>2</sup>  
39.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 1

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Approximate total area<sup>(1)</sup>  
402 ft<sup>2</sup>  
37.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 2

## Energy Efficiency Rating

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