

# MELBOURNE

## Sales & Lets



## Grimesgate, Diseworth, DE74 2PU

### £450,000

We are delighted to present "Old Barn" – a truly unique and characterful property situated on the outskirts of the picturesque village of Diseworth.

This stunning three-bedroom detached barn conversion sits on a generous private plot, boasting spectacular panoramic views across the rolling South Derbyshire and Leicestershire countryside. Tucked away on a private drive, the property offers both seclusion and grandeur, with parking for up to 12 vehicles – perfect for those seeking space, privacy, and breathtaking scenery.

Internally, the property offers versatile and spacious living accommodation, seamlessly blending rustic charm with modern comforts. The layout includes a stylish breakfast kitchen with steps leading down to an impressive 29-foot lounge/diner – ideal for entertaining or relaxing in style. There are three well-proportioned bedrooms, a separate utility room, a beautifully appointed three-piece family bathroom, and a shower room that complements the adjacent double bedroom perfectly.

Further benefits include mains gas central heating served by two boilers, as well as double-glazed windows and doors throughout, ensuring year-round comfort.

This is a rare opportunity to acquire a one-of-a-kind barn conversion in an idyllic rural setting. Call our office today to arrange a viewing and avoid missing out on this exceptional home.

# Grimesgate, Diseworth, DE74 2PU

## Tenure

Freehold

## Council Tax Band

North West Leicestershire

Council Tax Band : D

## Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

## Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

## Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

## Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

## Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

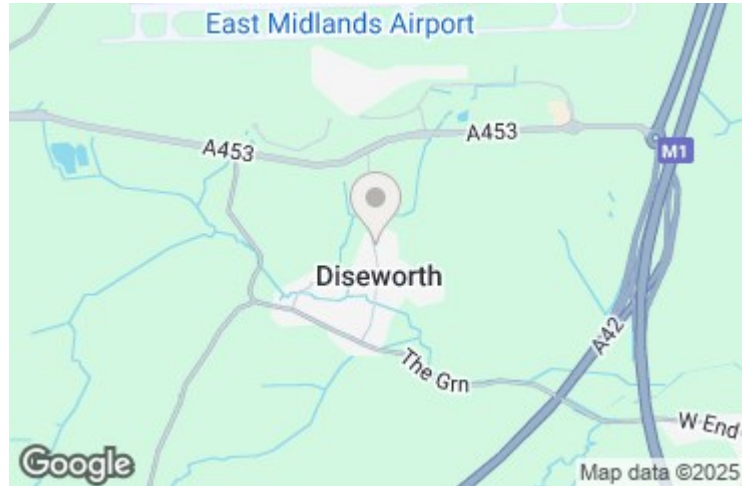
## General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

## Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





Approximate total area<sup>(1)</sup>  
1242 ft<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.

GIRAFFE360

