





\*\*\*\* PERFECT BLEND OF MODERN LIVING AND CHARACTER \*\*\*\* Stunning barn conversion in the sought after village of Milton. Finished to a high specification offering a dining room, lounge with feature wood burner, bespoke, hand made solid wood fitted kitchen with built in appliances and a utility room, guest cloakroom. Three double bedrooms, family bathroom and an ensuite shower room. Mature gardens and seating areas, including a covered area with outdoor wood burner. Single garage and ample parking. Milton is a highly regarded Derbyshire village, prized for its countryside surroundings, community feel and convenient access to nearby towns and transport links.



## STORM PORCH

Covered porch with entrance door to -

## DINING ROOM

Fitted cupboards and shelves, built in wine cooler,, Oak flooring, radiator, stairs to the first floor, and doors to -

## LOUNGE

Feature wood burner with a slate hearth and a beam mantle, radiator, Oak flooring, double glazed window and double doors onto the garden.

## KITCHEN

Bespoke hand made solid wood units with Quartz work surfaces, two fitted electric ovens, hob and extractor. Integrated dishwasher, space for an American style fridge freezer, sink and drainer unit, Oak flooring, expoe beam, radiator and double glazed window.

## UTILITY ROOM

Solid wood hand made cupboard and drawer, Quartz work surfaces, sink unit, plumbing and space for a washing machine, spaces for a fridge and dryer, double glazed window and a radiator.

## CLOAKROOM

Storage cupboard, low flush wc, vanity sink unit with wash hand basin with storage under, radiator and double glazed window.

## FIRST FLOOR LANDING

Double glazed sky light window, double storage cupboard, radiator and doors to -



## BEDROOM 1

Wardrobe, double glazed windows overlooking the garden, radiator and a door to the en suite.

## EN SUITE

Enclosed shower, low flush wc, vanity sink unit with wash hand basin and storage under, dual fuel chrome ladder style radiator.

## BEDROOM 2

Double glazed window, radiator and storage cupboard.







### BEDROOM 3

Double glazed window and radiator.

### BATHROOM

Bath with central taps, corner shower cubicle, low flush wc, vanity sink unit with wash hand basin and storage under, fitted mirror with touch lighting, dual fuel chrome ladder style radiator, storage cupboard and double glazed window. Loft access with ladder and light.

### OUTSIDE

Enclosed garden offering lawn, mature planted borders, seating areas including a grey slate clippings area and a decked covered area with outdoor wood burner, perfect for all weather entraining and relaxation.

The oil tank is discreetly positioned and enclosed within the garden. Electric points.

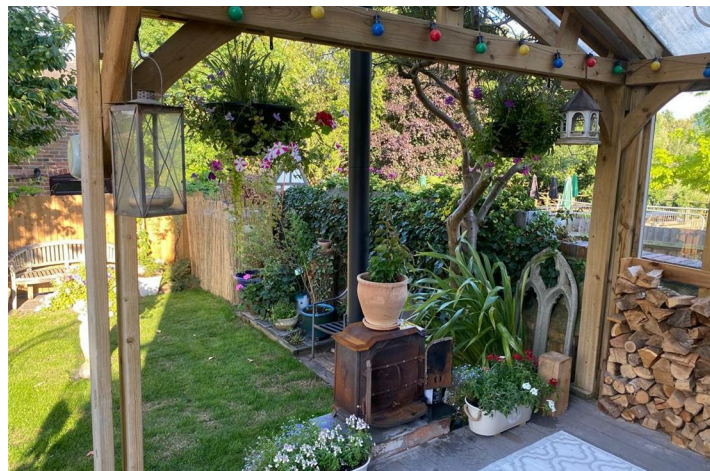
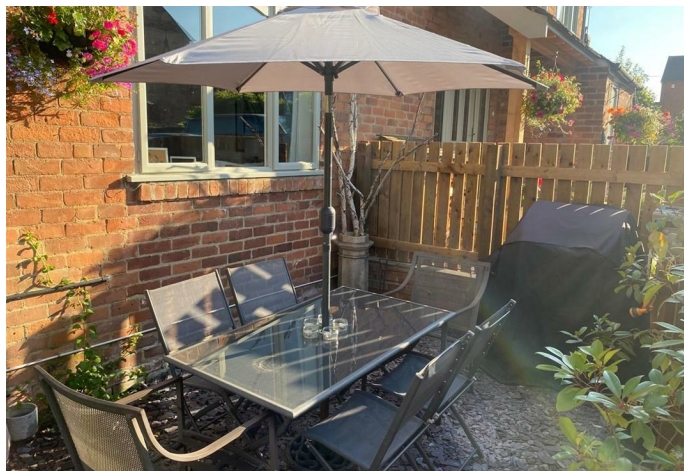
Ample parking and a single garage with up and over door.





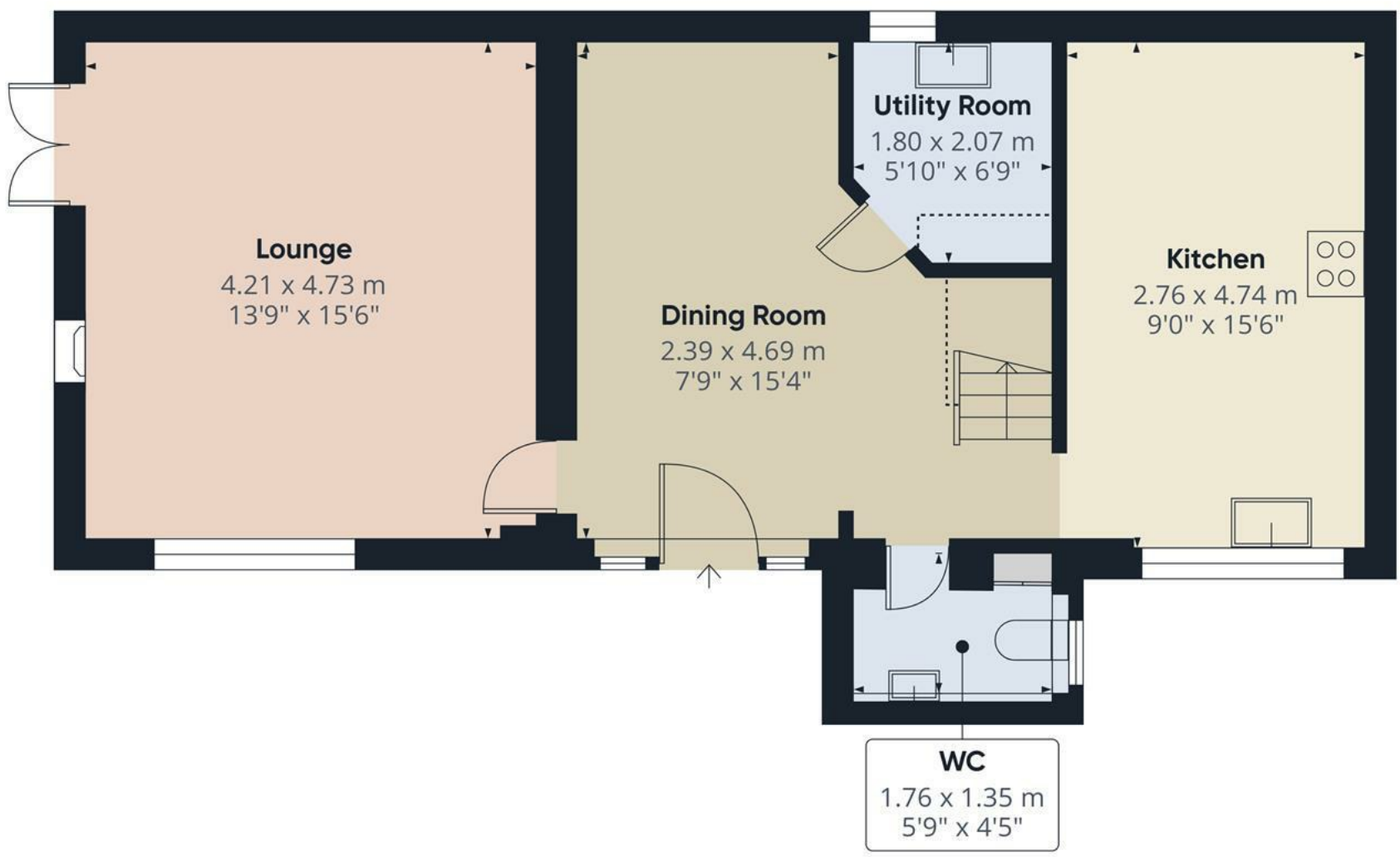












**Approximate total area<sup>(1)</sup>**  
55.7 m<sup>2</sup>  
601 ft<sup>2</sup>

**Reduced headroom**  
1.4 m<sup>2</sup>  
15 ft<sup>2</sup>

(1) Excluding balconies and terraces

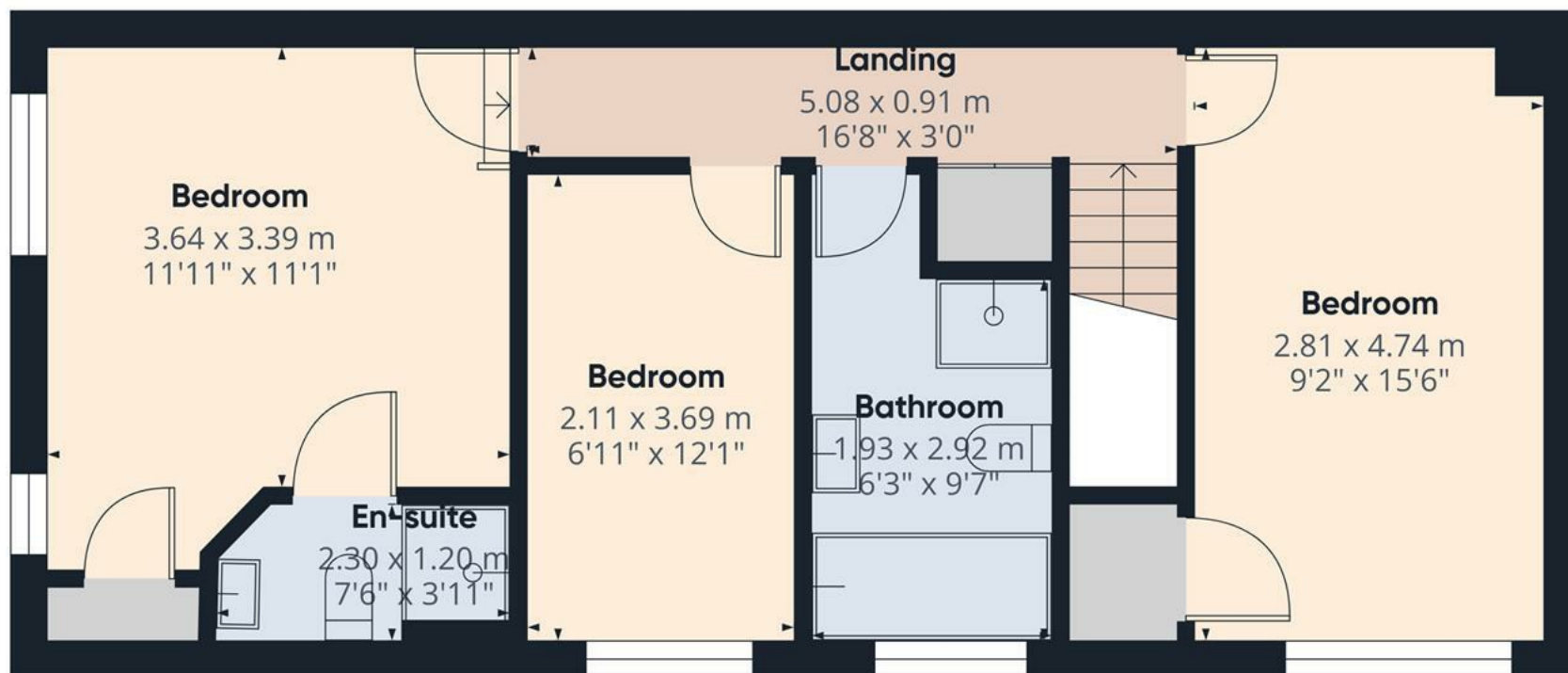
Reduced headroom  
Below 1.5 m/5 ft

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



Approximate total area<sup>(1)</sup>  
49.8 m<sup>2</sup>  
537 ft<sup>2</sup>

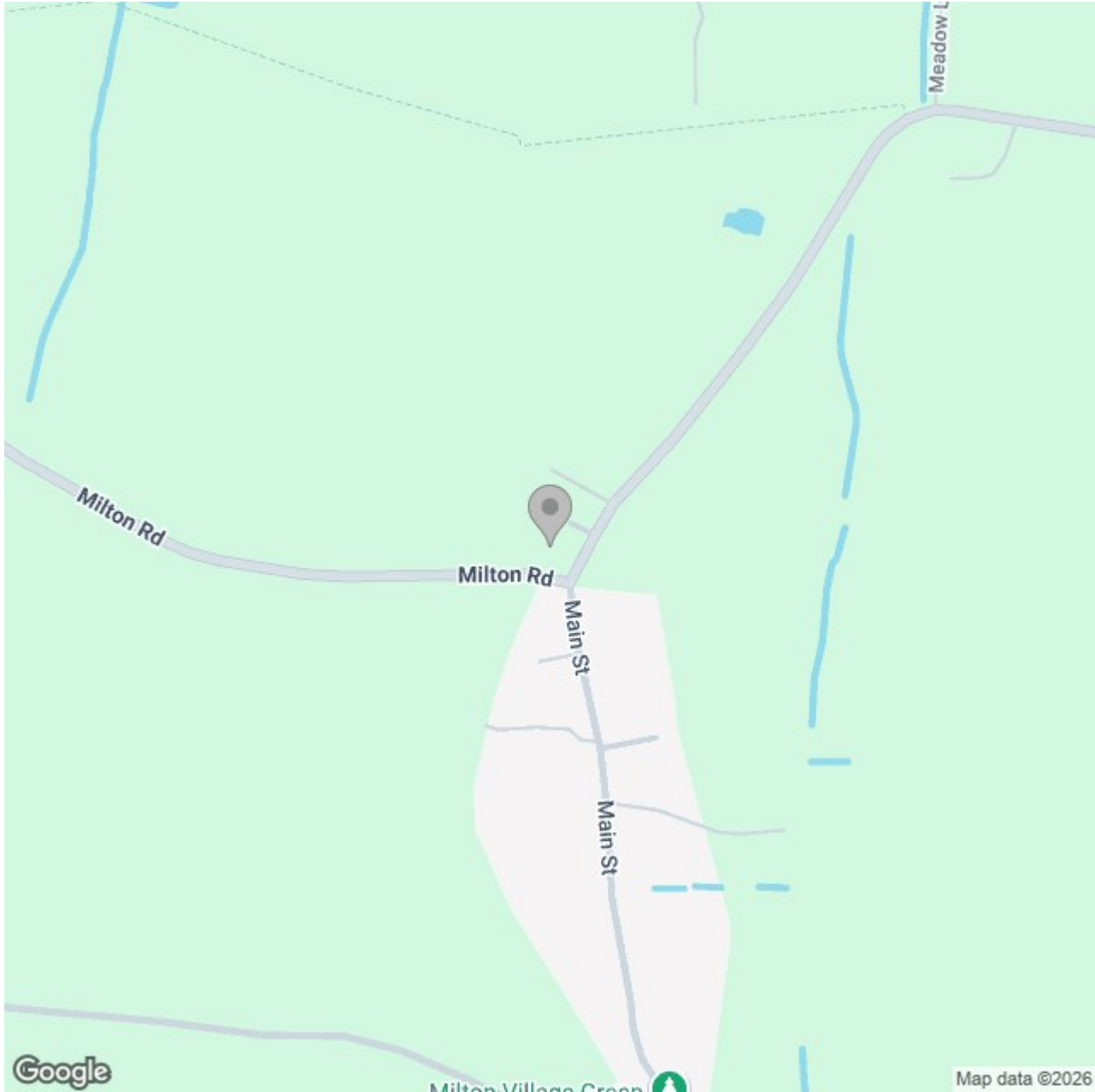
(1) Excluding balconies and terraces

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Floor 1



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) A                                 |                                                                                                               |           |
| (81-91) B                                   |                                                                                                               |           |
| (69-80) C                                   |                                                                                                               | 78        |
| (55-68) D                                   | 55                                                                                                            |           |
| (39-54) E                                   |                                                                                                               |           |
| (21-38) F                                   |                                                                                                               |           |
| (1-20) G                                    |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |