



4 Bed Barn Conversion

Farm View, 5 Hillside Court Windy Arbour, Kirk Langley, Ashbourne DE6 4NP
Offers Around £645,000 Freehold



Fletcher
& Company

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- Luxury End Barn Conversion of Style & Character
- Highly Desirable Courtyard Development - Countryside Views
- Lounge with Log Burner
- Superb Living Kitchen/Dining Room
- Three First Floor Bedrooms & Ground Floor Bedroom Four & Two Bathrooms
- Private Gardens with Bespoke Pergola
- Driveway & Double Garage
- Beautifully Presented Throughout
- Located Between Derby & Ashbourne
- Ecclesbourne School Catchment Area

This luxury barn conversion offers a unique blend of modern living and rustic charm. Set within a highly desirable courtyard development, the property boasts stunning countryside views that create a serene backdrop for everyday life.

Upon entering, you are welcomed into a spacious reception room with log burner that serves as the heart of the home, perfect for both relaxation and entertaining. A lovely living kitchen/dining room with appliances is perfect for family gatherings and social occasions. The property features four bedrooms, providing ample space for family and guests. With two stylish bathrooms, convenience and comfort are assured for all residents.

The exterior of the property is equally impressive, featuring private gardens that are beautifully landscaped and include a bespoke pergola, ideal for enjoying al fresco dining or simply unwinding in the fresh air.

The driveway offers parking and leads to a double garage, ensuring that both residents and visitors have ample space.

This barn conversion is not just a home; it is a lifestyle choice, combining the tranquillity of countryside living with the convenience of being located between Derby and Ashbourne.

The Location

Kirk Langley lies about 9 miles from Ashbourne and 4 miles from Derby, on the edge of the Peak District National Park. The area offers wonderful landscapes and great opportunities for walking, cycling, climbing and horse riding. Carsington Water is about 11 miles away and offers water sports activities and fishing. A range of schools lie within easy reach including a primary school within the village, Queen Elizabeth's Grammar School in Ashbourne and Ecclesbourne School catchment area. There are a number of independent secondary schools, notably Derby Grammar School, Derby High School and Repton School. Fast access to Derby and A38 only 4 miles away, also very convenient for A50, A52 and M1 motorway.

Accommodation

Hallway

12'3" x 4'7" (3.75 x 1.41)

With tiled effect flooring, split-level staircase leading to first floor, understairs storage cupboard and double glazed window.

Cloakroom

7'1" x 4'5" (2.17 x 1.36)

With low level WC, circular wash basin, tile splashbacks, tile flooring, heated towel rail/radiator, sensored ceiling lights, featured tiled wall, double glazed window with tiled sill and internal stripped latch door.



Lounge

17'5" x 14'5" (5.32 x 4.41)

With featured log burning stove with raised hearth for log store, bespoke display alcoving, radiator, double glazed window to front, double glazed window to side, countryside views, internal stripped latch door and double opening half glazed French doors opening onto garden and featured pergola.



Living Kitchen/Dining Room

17'2" x 15'8" (5.25 x 4.80)



Dining Area

With tiled effect flooring, radiator, double glazed window, half glazed door and open space leading to kitchen area.



Kitchen Area

With one and a half sink unit with mixer tap, wall and base fitted units with attractive matching worktops, matching kitchen island again with matching worktops, Neff induction hob with extractor hood over, built-in Neff electric fan assisted oven, built-in Neff combination microwave oven with warming plate drawer, integrated Neff dishwasher, fridge/freezer negotiable on sale, matching tiled effect flooring, principle character beam to ceiling, spotlights to ceiling, countryside views, open space leading to dining area, double glazed window, radiator and open space into utility room.



Utility Room

7'6" x 5'10" (2.31 x 1.80)

With matching wall and base cupboards providing storage with matching worktops, plumbing for automatic washing machine, matching tiled effect flooring, concealed Worcester central heating boiler, built-in cupboard housing the high efficiency Megaflo hot water cylinder and half glazed door giving access to garden.

Bedroom Four

12'4" x 12'2" (3.77 x 3.73)

With radiator, principle character beam to ceiling, countryside views, double glazed window to rear and internal stripped latch door.



First Floor Landing

With fitted wall lights and two double glazed skylight windows.

Bedroom One

17'6" x 14'6" (5.35 x 4.43)

With radiator, double glazed skylight window to front, double glazed skylight window to side, double glazed skylight window to rear, countryside views and internal stripped latch door.



Bedroom Two

17'6" x 12'5" (5.35 x 3.79)

With radiator, double glazed skylight window to front, double glazed skylight window to rear, countryside views and internal stripped latch door.



En-Suite

7'1" x 5'6" (2.18 x 1.68)

With separate shower cubicle with shower, fitted wash basin, low level WC, tile splashbacks, tiled effect flooring, spotlights to ceiling, extractor fan, heated towel rail/radiator, double glazed skylight window, countryside views and internal stripped latch door.



Bedroom Three

12'3" x 7'2" (3.75 x 2.19)

With radiator, double glazed skylight window to rear countryside views and internal stripped latch door.



Family Bathroom

12'4" x 8'6" (3.77 x 2.60)

With circular bath with mixer tap/hand shower attachment, low level WC, circular wash basin, walk-in double shower enclosure with shower, fully tiled walls with matching tiled effect flooring, two radiators, spotlights to ceiling, extractor fan, wall lights, double glazed skylight window, internal stripped latch door to both bedroom one and bedroom three and countryside views.



Rear Garden

To the rear of the property is a lawned garden with two patios providing a pleasant sitting out entertaining space. The garden benefits from a bespoke pergola and enjoys countryside views.



Side Garden

To the side of the property is a lawn garden with block paved pathway and greenhouse.



Bespoke Pergola



Driveway

A gravelled driveway provides car standing space for two cars.

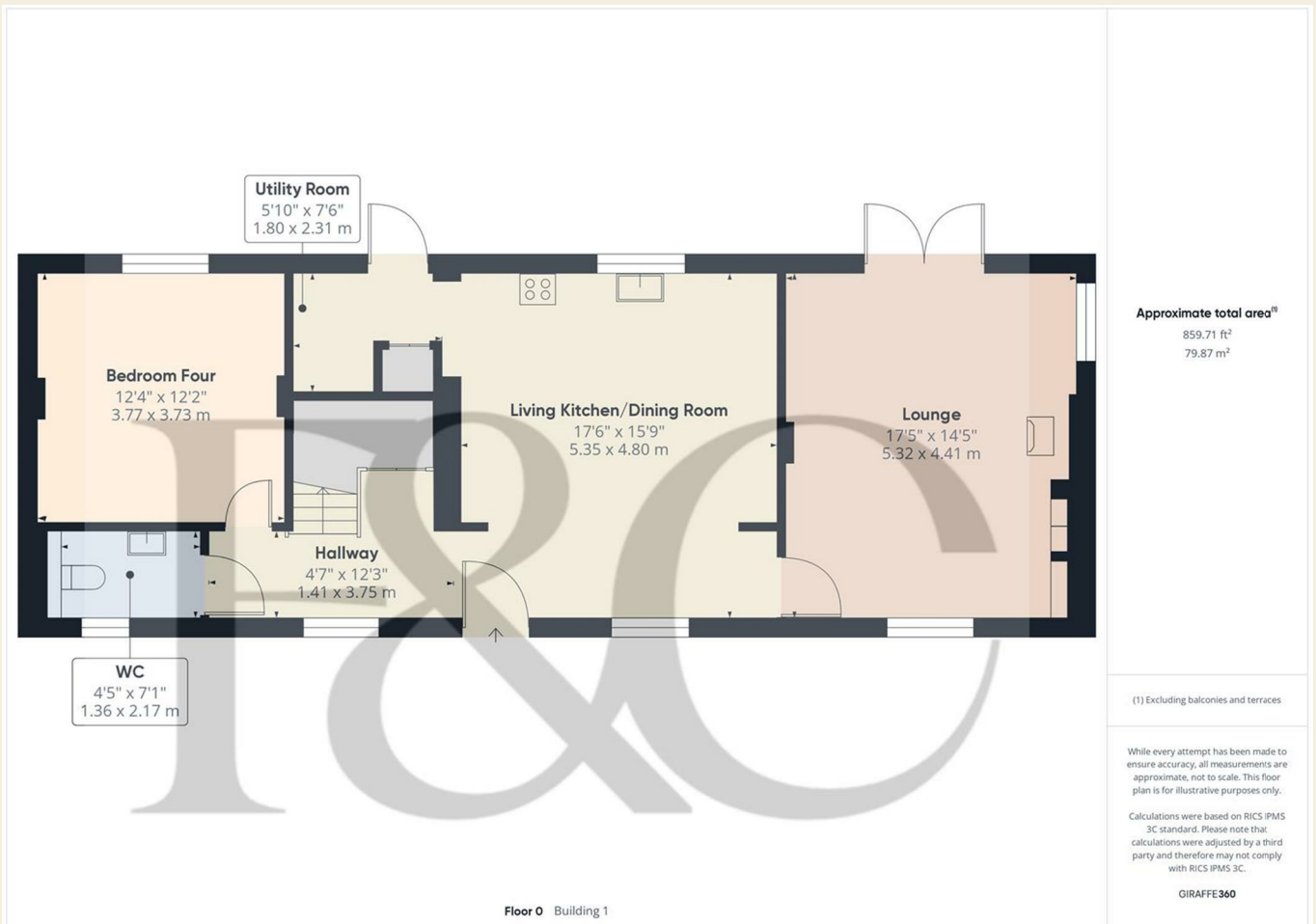
Brick Double Garage

19'6" x 19'2" (5.96 x 5.85)

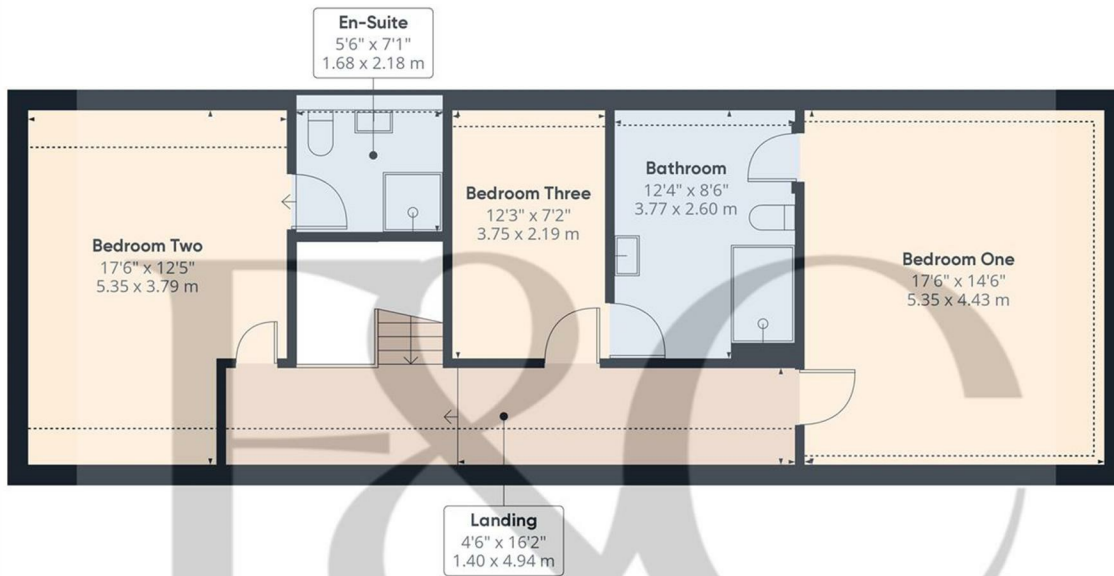
A brick and tiled double garage with power and lighting, side personnel door and two matching double opening front doors.



Council Tax Band - E
Amber Valley



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Floor 1 Building 1

Approximate total area¹

814.93 ft²
75.71 m²

Reduced headroom

126.74 ft²
11.77 m²

(1) Excluding balconies and terraces

Reduced headroom

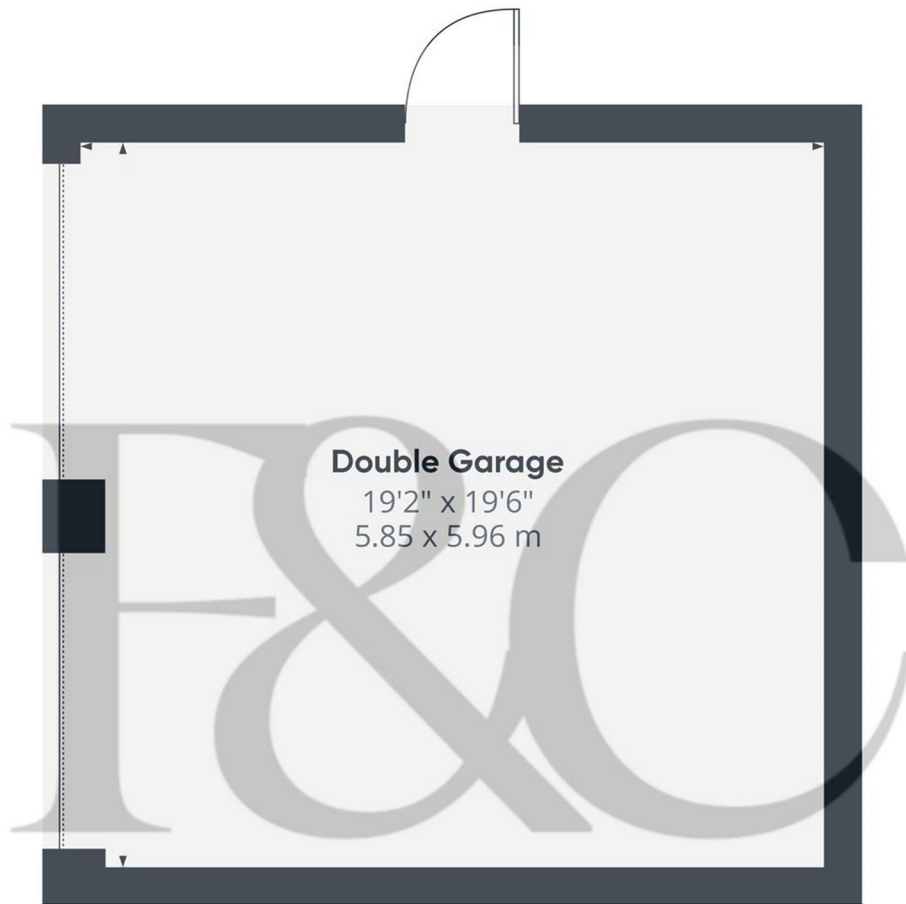
..... Below 5 ft/1.5 m

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.

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Double Garage

19'2" x 19'6"

5.85 x 5.96 m

Approximate total area⁽¹⁾

384.7 ft²

35.74 m²

(1) Excluding balconies and terraces

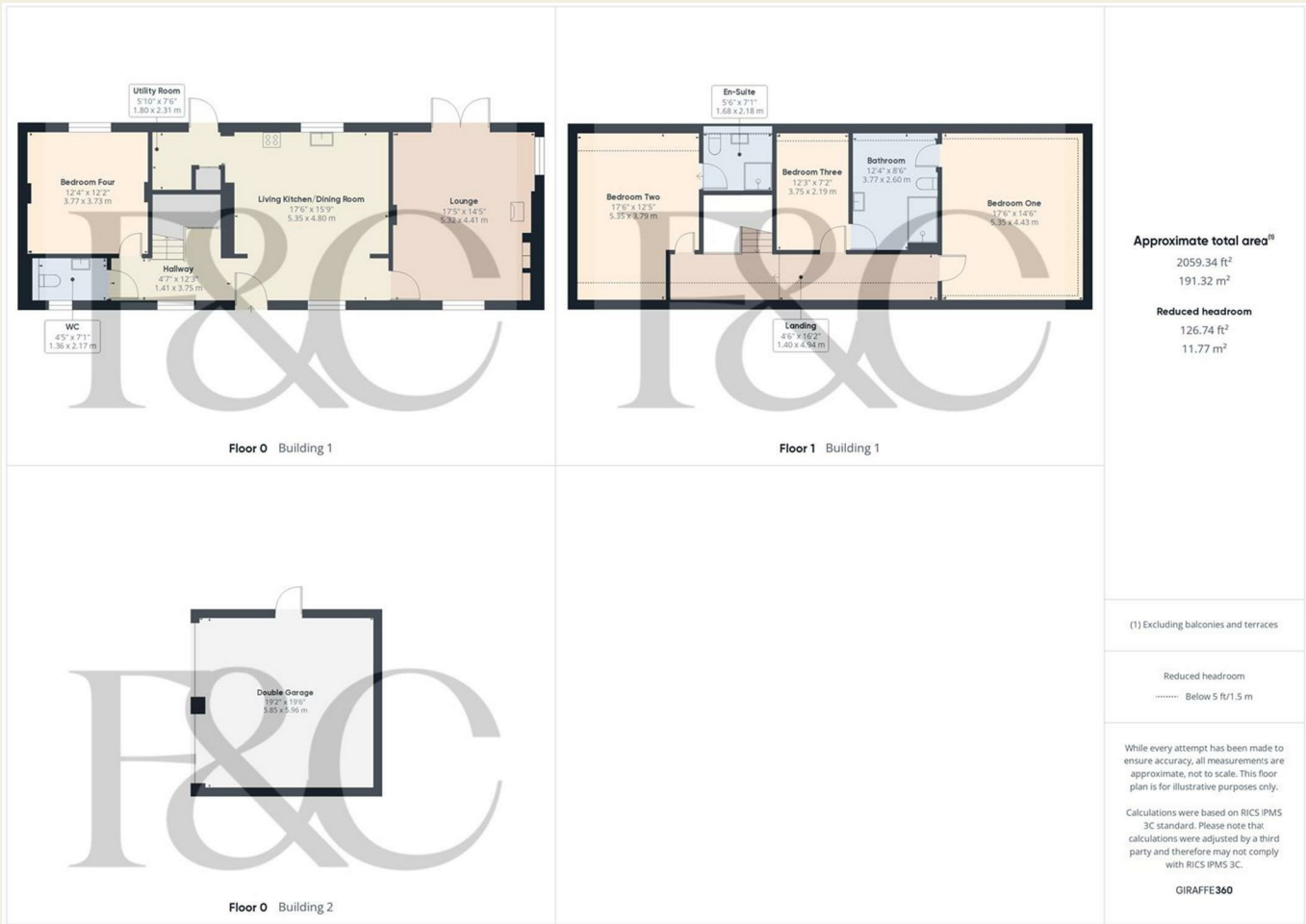
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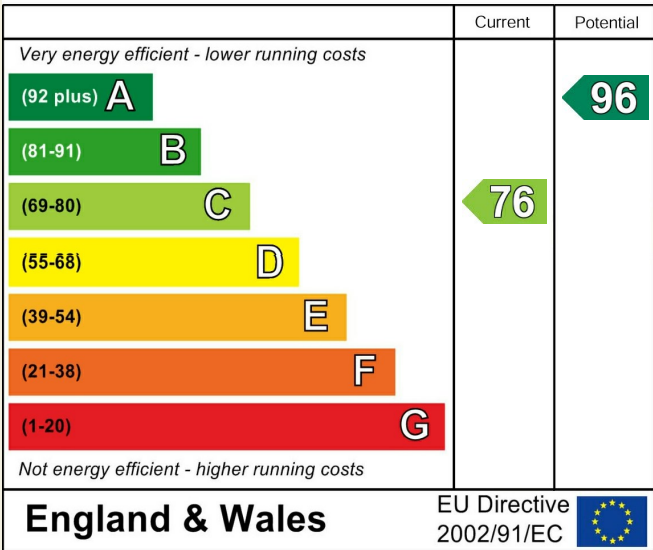
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Floor 0 Building 2

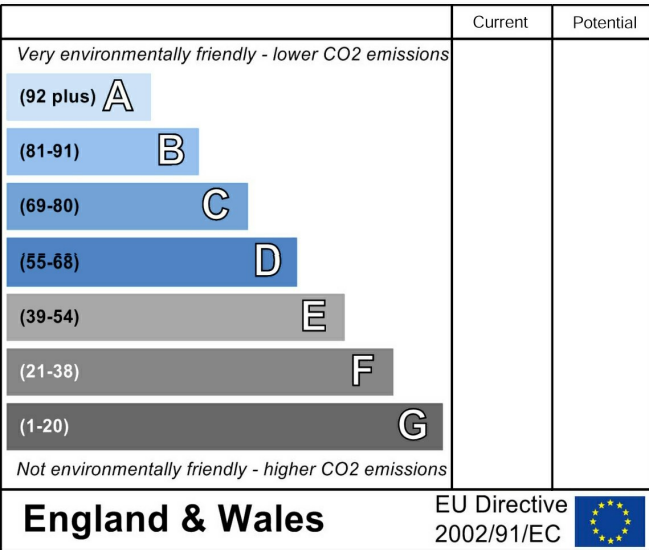
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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