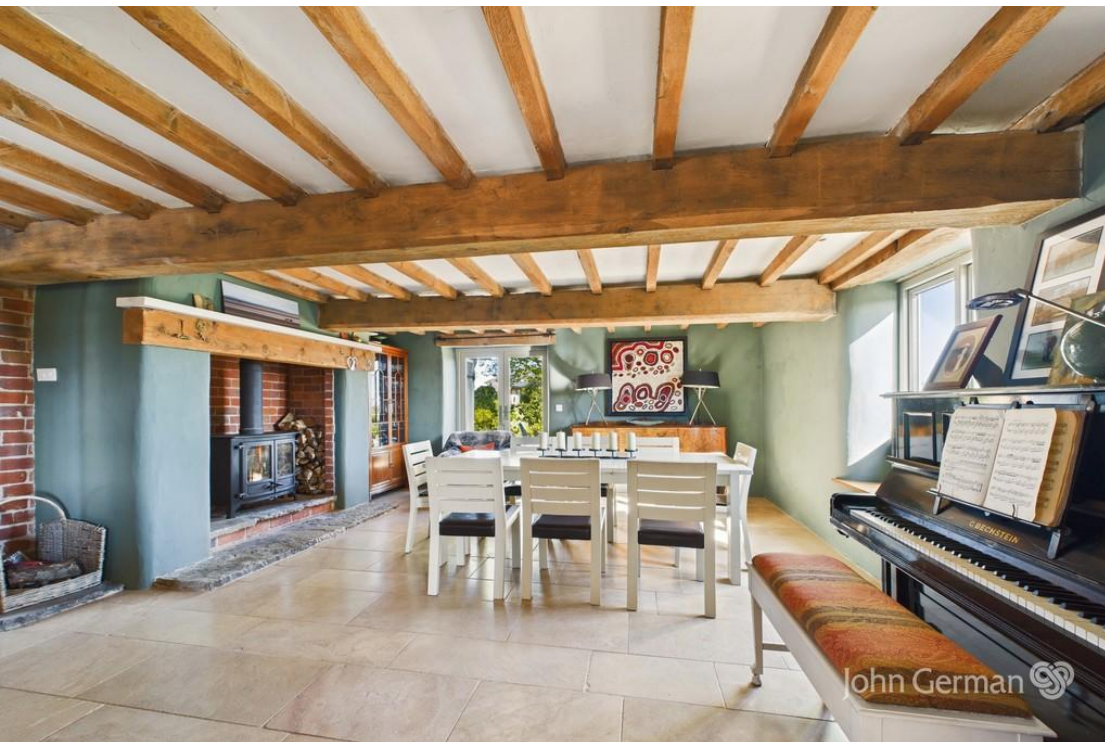


The Barley Loft

Port Way, Coxbench, Derby, DE21 5BE

John German





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Offers Over £1,200,000

Magnificent five- bedroom Derbyshire stone barn conversion, full of character in a commanding position with spectacular panoramic countryside views.

This is a rare country property with the special advantage of being close to Derby, in a rural setting, and with the Peak District on your doorstep.

Superb Equestrian facilities including riding arena with all-weather surface, 3 acres of paddocks, three stables, tack room, and double garages with hayloft.



Setting

The Barley Loft sits in a commanding position overlooking the valley. It is one of four properties at this exclusive location of Daypark Farm. The original barns date back to the 1800s and were formerly used for the production of barley. The barns were converted by the current owners in 2003 to a high specification, creating a welcoming family home with light airy rooms.

Location

Coxbench is convenient for the use of the nearby village amenities in Little Eaton (supermarket, doctors' surgery, pharmacy, wine bar, pubs and brewery, newsagents, and café) and the many facilities in Duffield (including shops, restaurants, tennis, squash and golf clubs). Perfect for commuters with easy access to the A38, A6 and M1 and 15 minutes from Derby railway station. East Midlands airport is less than 40 minutes drive.

Private gated entrance

The wooden entrance gates lead to an open gravelled parking area. Original flagstone steps lead up to the studded oak entrance door. A separate track runs around to the stable yard, paddocks and the horse arena.

Accommodation

Ground Floor

Entrance Hall

Upon entering the large entrance hall, the character of the building is immediately clear, with original flagstone flooring, exposed beams and the first feeling of the underfloor heating, which runs throughout the property. Floor- length glass windows allow light to flood in. There is plenty of space for coats, boots and storage.

Utility and Boot Room

Located off the entrance hall is a large utility /boot room, featuring an original fired-clay sink and an exposed brick feature wall. Fitted with a range of base storage units, with space for a washing machine, dryer and additional fridge freezer if desired. Adjoining is a gardener's WC and boiler-room (mains gas). These areas provide a practical hub of the house, with the advantage of a beautiful view when doing the laundry and perfect for dealing with muddy boots and dogs.

Kitchen

The kitchen sits at the heart of the house, with original flagstone flooring. A gas-fired 4 Oven Aga takes care of serious cooking. Next to the Aga there is space and plumbing for a large American-style fridge/freezer. A comprehensive range of base units with insert Belfast double sink. A large central island with polished iroko worktops has a breakfast bar with seating at one end, giving views through a feature arched double door to the gardens and hills beyond.

Dining Room

The dining room with contemporary limestone flooring is fully open plan to the kitchen and features a brick inglenook fireplace with a multi-fuel stove. The large room easily accommodates an 8–10-seater dining table, perfect for long family lunches and dinner with friends. A recessed window- seat overlooks the front garden and French doors open out onto the terrace.

Inner hallway

The limestone flooring continues into a hallway, with an exposed brick feature wall and full-height windows overlooking the rear courtyard, giving views to the countryside beyond. Stairs lead to the first floor.

5th Bedroom/Study

A charming downstairs double bedroom has exposed stone and brick feature walls, a beamed ceiling, coir carpeting and doorways with attractive stained-glass top-lights.

Guest Shower Room

The large shower room is conveniently located next to the bedroom. It has ceramic tile flooring, a separate shower enclosure, a period-style wall-mounted washbasin and low-level WC, tongue and groove shelving, and a chrome heated towel-radiator.

Living Room

This room with high ceilings and beams provides a calm retreat from family life. An impressive original stone fireplace with a log-burning stove takes centre stage and there is ample space for three sofas. There is built-in storage and display shelving on either side of the fireplace, with matching shelving running along the exposed stone inner wall. Two sets of French doors open out onto the terrace and garden.

First Floor

Landing

The large light-filled landing has vaulted ceilings, limed oak flooring and the original barley wheel has been kept as a feature at the top of the stairs. The landing window has far-reaching views.

Bedroom One

This large double bedroom with superb panoramic views features limed oak flooring, exposed beams, stone and brick walls and vaulted ceilings and is a highlight of the property. It has a large walk-in wardrobe and a large en-suite with shower, WC and a heated towel-radiator.

Bedroom Two

This double bedroom also has vaulted ceilings, exposed stone and excellent views. There is plenty of space for a wall of wardrobes.

Bathroom

The family bathroom houses part of the barley wheel and features limestone tiling, a traditional cast-iron claw-foot bath, separate shower enclosure, WC and chrome heated towel-radiator. A built-in window seat has views over the gardens and horse arena.

Bedroom Three

This is a fantastic room for children or teenagers, featuring a mezzanine floor, which has been used as a play-area, a study and additional sleeping area. There is also a walk-in wardrobe, which could be converted to an en-suite if desired.

Bedroom 4

This is the largest bedroom, with bespoke fitted wardrobes and two sets of French windows with Juliet balconies, giving marvellous views over the paddocks and the horse arena.

The grounds

The grounds extend to over 3 acres, with mature landscaped gardens on various levels, providing suntraps and shaded areas and a vegetable garden with greenhouse and potting shed and wildlife pond. A pergola and rose-arches provide a peaceful, sheltered space. A south-facing sitting area adjacent to the upper lawn is a real suntrap and ideal for afternoon tea or late-night chats.

Paddocks, Stable Block and Horse Arena

The separate track from the main parking area leads around to the stable yard, paddocks and the magnificent horse arena installed in 2020. The wooden L-shaped stable block, which has its own separate electricity supply, includes a horse and foal corner stable and two further 12 x12 foot stables, which have been cleverly designed to double up as field shelters for shade in the summer. In addition, there are a tack- room, double garages and a hayloft. The well-drained land is divided with post and rail fencing into separate paddocks, to allow for rotation grazing. There is a self-filling water trough. Connecting gates mean that a jump course around your own land is easily achievable.













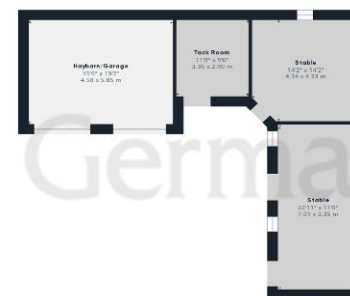
Ground Floor Building 1



Floor 1 Building 1



Floor 1 1/2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

4049.28 ft²

376.19 m²

Reduced headroom

42.53 ft²

3.95 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 are based on RICS IPMS 3C standard.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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