

Hedgefield Farm Ashby Road
Boundary Swadlincote

ashley adams

Hedgefield Farm Ashby Road Boundary Swadlincote DE11 7BU

for sale offers over **£875,000**







Property Description

A characterful three bedroom barn conversion, set well back from the road with 6.3 acres of glazing land and superb equestrian facilities including stable yard of five stables, tack room, three open barns and extensive hardstanding suitable for HGV horse boxes, all served by water and power. Beyond is a horse walker, ménage and two level paddocks extending to around 4.7 acres and an additional roadside/accessed land of circa 1.46 acres.The property is approached via a long gravel driveway between the fields to the barn which enjoys complete privacy and an idyllic semi-rural setting. To the front of the property are beautifully landscaped gardens featuring a natural wildlife pond, shaped lawns flanked with well stocked shrub borders and trees. Electric remote wrought iron gates provide access to a secure courtyard and substantial triple garage incorporating three up-and-over doors, two being electric, light, power and a generous loft storage room above. Situated within the fields is a detached traditional brick and pitch tiled roof building offering potential for conversion to a studio, workshop or home office subject to planning permission.

Rear Lobby Area

Accessed via a UPVC double glazed door from the rear courtyard, central heating radiator.

Cloaks/W.C

Having a two-piece suite comprising of a low level wc, wash hand basin, ceramic tiled splashbacks and a continuation of the ceramic tiled flooring, central heating radiator and UPVC double glazed opaque window to rear elevation.

Utility/Boot Room

Having plumbing and space for washing machine, central heating radiator, loft access, wall mounted Ideal central heating boiler, fitted wall unit, ceramic tiled flooring continued from lobby and hallway, light and power fuse box and electric meter.

Entrance Hall

Having an open spindle staircase carpeted to first floor, useful understairs storage, ceramic tiled flooring and a further door leading to: -

Kitchen

Fitted with a range of matching oak fronted wall and base units with laminated work surface over, single drainer one and a quarter bowl acrylic sink unit with period style mixer tap over, having a range of integrated appliances comprising of a gas double oven, four burner gas hob with extractor over, integrated under unit fridge, integrated dishwasher, ceramic tiled splashbacks, ceramic tiled flooring, central heating radiator, UPVC double glazed windows to the front, side and rear elevations, inset spotlights to the ceiling and a further wide opening leading to: -

Dining Room

Having carpeted flooring central heating radiator, UPVC double glazed window to the front elevation overlooking the garden and grounds of the property, a further hardwood door giving access to: -

Lounge

Having a brick inglenook fireplace incorporating a coal effect gas fire, set on a raised quarry tile hearth, oak mantle beam, wood beams to the ceiling, two central heating radiators, wall light points, UPVC double glazed picture panel window overlooking garden and fields, additional UPVC double glazed window to the front elevation, further double opening UPVC double glazed French doors with matching attached side panels leading to: -

Conservatory

Having UPVC double glazed woodgrain construction with sloping polycarbonate roof, opening top vents to windows, ceramic tiled flooring, light and power, central heating radiator and door to side giving access to the rear garden.

Inner Hallway

UPVC wood grain panelled door to the rear giving access to garden, carpeted floor, central heating radiator.

Shower Room

Having a three piece white suite comprising corner glazed shower cubicle with mains shower over, wash hand basin fitted to vanity unit with storage beneath, low level w.c.

UPVC double opaque glazed window to rear, fully ceramic tiled walls and radiator.

Master Bedroom

Having a range of fitted bedroom furniture comprising of a four door fronted wardrobe with hanging rails and shelving, corner vanity unit with drawers, further chest of drawers, two UPVC double glazed windows, giving stunning aspect over the front elevation, central heating radiator, and a further hardwood door leading to: -

Ensuite Shower Room

Having a corner glazed shower cubical with mains chrome shower, wash hand basin and wc fitted to a range of vanity units providing storage with laminated vanity shelves, UPVC double glazed opaque window to rear elevation, central heating radiator, ceramic tiled flooring, extractor fan and wall mounted heated towel rail.

Bedroom Two

A well-proportioned double bedroom having a range of fitted bedroom furniture comprising five door fronted wardrobe with overhead cupboard incorporating hanging rail and shelving, vanity unit with storage drawers, over bed storage cupboards and shelving, open display shelving, two UPVC double glazed windows overlooking the front elevation giving stunning aspect over the garden and surrounding fields, carpeted flooring and a central heating radiator.

First Floor Landing

Having an open spindle balustrade, roof light window, central heating radiator.

Storage Room

Having hot water cylinder, good headhight, lighting, boarded for ease of storage and offers potential for convert into a further bedroom, office or craft room subject to planning/building regulatations.

Bedroom 3

Having two roof light windows, one to the front aspect and one to the rear aspect, two double door fronted doors giving access to eaves storage running across the room, providing ample storage, a range of drawers and cupboards fitted to opposite eaves storage area ideal for clothes storage, central heating radiator, carpeted flooring, further hardwood panel door leading to:-

Dressing Room

Having a rooflight window, central heating radiator, carpeted flooring, further hardwood door leading to: -

Bathroom

Having three piece white suite comprising of a panel bath with chrome bath shower mixer tap, pedestal wash hand basin, low level wc, carpeted flooring, part ceramic tiled walls, extractor fan and a further panelled hardwood door leading to: -

Second Attic Room

Having hot water cylinder, carpeted and boarded flooring, lighting.

Ensuite Shower Room

Having a corner glazed shower cubical with mains chrome shower, wash hand basin and wc fitted to a range of vanity units providing storage with laminated vanity shelves, UPVC double glazed opaque window to rear elevation, central heating radiator, ceramic tiled flooring, extractor fan and wall mounted heated towel rail.

Outside

The property is set well back from the road with superb equestrian facilities including stable yard of five stables, tack room, three open barns and extensive hardstanding suitable for HGV horse boxes, all served by water and power. Beyond is a horse walker, ménage and two level paddocks extending to around 4.7 acres and an additional roadside/accessed land of circa 1.46 acres.The property is approached via a long gravel driveway between the fields to the barn which enjoys complete privacy and an idyllic semi-rural setting. To the front of the property are beautifully landscaped gardens featuring a natural wildlife pond, shaped lawns flanked with well stocked shrub borders and trees. Electric remote wrought iron gates provide access to a secure courtyard and substantial triple garage incorporating three up-and-over doors, two being electric, light, power and a generous loft storage room above .Situated within the fields is a detached traditional brick and pitch tiled roof building offering potential for conversion to a studio, workshop or home office subject to planning permission.

Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Ground Floor



First Floor



Outbuilding

Total floor area 298.2 m² (3,210 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref: MEL205412 - 0012

Tenure:Freehold EPC Rating: C Council Tax Band: E

view this property online ashleyadams.co.uk/Property/MEL205412

The Property Ombudsman

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