

Home Farm Courtyard
Castle Donington Derby

ashley adams

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Castle Donington Derby DE74 2GR

for sale offers over
£600,000







Property Description

OPEN DAY 21st NOVEMBER 11am-1pm, Appointment only, please call to book.

A stunning single storey three double bedroom barn conversion in Kings Mills, Castle Donington. Tucked away in a peaceful semi-rural courtyard setting of four unique properties. This impressive single-storey barn conversion offers a rare blend of character and contemporary features - all on the outskirts of the village of Castle Donington. In brief the accommodation comprises of a spacious entrance hallway leading to a generous sitting room, country style oak dining kitchen. There are three well-proportioned double bedrooms, including a master bedroom with fitted wardrobes and an ensuite bathroom. The property also benefits from the luxury of underfloor heating throughout, 15 years remaining on the guarantee for the Karndean flooring and a full security alarm system to all rooms, Outside, the property has beautifully landscaped walled gardens, featuring a patio seating area with a pergola, and a summerhouse. There is secure gated access with an intercom buzzer system, a garage, and ample parking for at least three vehicles. Set in a peaceful location and still within easy reach of the excellent commuter routes and Castle Donington's array of amenities.

Entrance Hallway

Accessed via a timber framed double glazed front door with matching side panels leading to a spacious entrance hallway with feature vaulted beamed ceiling, roof lights, reclaimed marble tiled flooring with underfloor heating, two wall lights, control panel for the front gate, security alarm control panel, telephone point, ceiling light, Velux window and doors leading to the cloaks/wc, a useful storage cupboard, access to the lounge and separate hallway to the bedrooms.

Cloaks/Wc

Having a two piece white suite comprising of a wash hand basin, low level wc, an extractor fan, downlighters and underfloor heating.

Cloakroom

Underfloor heating, ceiling light, storage space ideal for coats and shoes.

Sitting Room

The spacious sitting room has a feature vaulted ceiling and exposed beams, roof lights, a beautiful reclaimed oak herringbone parquet flooring (originally from a stately home that was being renovated) with underfloor heating, a feature fireplace housing a contemporary electric fire, two timber framed double glazed windows with views of the courtyard, a ceiling light, five wall lights and TV point, with a door leading to: -

Dining Kitchen

A beautiful dual aspect room having timber framed double glazed doors leading to the courtyard and a matching timber double glazed door with side panels leading to the walled garden, the spacious L shaped kitchen offers a range of quality oak wall, base and drawer units with granite work surfaces over, a Range cooker with a stainless steel extractor fan above, an integrated Smeg dishwasher, an integrated wine rack and an integrated microwave oven, Karndean flooring with underfloor heating, two wall lights, space for a large American style fridge freezer, five ring electric hob with glass splashback, stainless steel inset double bowl sink with chrome mixer tap and spray tap over, two Velux windows and two ceiling lights.

Inner Hallway

Having Karndean wooden flooring, two Velux windows, three wall lights, a large storage cupboard and airing cupboard housing the gas central heating boiler, access to the attic storage space, doors off to the bedrooms, bathroom and space for a walk-in

wardrobe/office area.

Master Bedroom

Quality oak Karndean flooring with underfloor heating, vaulted beamed ceiling with a timber framed double glazed window to the courtyard, stylish fitted smoked glass sliding wardrobes and door to: -

Ensuite

Having a white three piece suite comprising of a wash hand basin with chrome period style taps, low level wc, enclosed glazed shower cubicle with electric shower, extractor fan, inset spotlights to the ceiling, LED mirror, heated chrome towel rail and fully tiled floor and walls.

Bedroom Two

Having a timber framed double glazed window and door to the front elevation, ideal for an office/work area giving a private entrance and courtyard views, Karndean flooring with underfloor heating and a vaulted beamed ceiling, two wall lights and ceiling light.

Bedroom Three

Having twin timber framed double glazed windows to the courtyard, Karndean flooring with underfloor heating, vaulted beamed ceiling, ceiling light, two wall lights and TV point.

Family Bathroom

Having a 3 piece white suite comprising of a wash hand basin with chrome period style taps, low level wc, large panelled Jacuzzi style bath with mains fed shower and rain head over and a separate handheld shower attachment, a timber framed opaque double glazed window to the courtyard, inset spotlights to the ceiling, extractor fan, fully tiled floor and walls with underfloor heating, heated chrome towel rail and a LED mirror.

Walk-In Wardrobe/Office

Offering a versatile space for either an office area or a walk-in wardrobe, having wooden Karndean flooring, two wall lights, Velux window.

Outside

The property is accessed via electric gates at the front which leads to the four barns in the courtyard, making it private and secure. The barn has a low maintenance garden to the front comprising of a lawned area with stone borders and a variety of mature plants and shrubs, there is block paved off road parking leading to the garage and additional parking for 3/4 vehicles.

To the rear of the property is a beautiful enclosed, private walled garden with a lawned area edged with borders and a variety of mature plants and shrubs, a patio seating area with a pergola outside the breakfast kitchen, a summerhouse and shed, a wrought iron gate with privet hedge over leading to the front courtyard, security lighting and power, pond area with pump and a beautiful walled garden area, the gardens have a variety of mature plants such as a tree peony, apple tree, wisteria, hydrangeas and acers.

Garage - With an automatic twin wooden hinged door, roof storage and light and power.

Agent Note

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.



















Total floor area 134.2 m² (1,444 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: MEL200487 - 0008

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

view this property online ashleyadams.co.uk/Property/MEL200487

The Property Ombudsman

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