

Mercaston Lane

Turnditch, Belper, DE56 2LZ



The Granary is a well-presented two bedroom barn conversion with off-street parking, a garage and private rear garden. Offered with no upward chain, it enjoys a semi-rural location close to Ashbourne, Brailsford, Derby and Belper, making it ideal for couples, first-time buyers or a holiday let.

£280,000

John German 

The Granary is a well-presented two bedroom barn conversion situated in a semi-rural location, offering a balance of countryside surroundings with convenient access to Ashbourne, Brailsford, Derby and Belper. Available with no upward chain, the property provides an excellent opportunity for a range of buyers, including couples, first-time buyers or those seeking a holiday home or holiday let. Outside, the property benefits from off-street parking, a single garage and a private rear garden, providing practical outdoor space for relaxing and entertaining.

The accommodation comprises an entrance leading to a spacious sitting room, a dining kitchen with adjoining utility room, two well-proportioned double bedrooms and a bathroom. The layout is both practical and comfortable, making it well suited to everyday living as well as weekend or holiday use. Combining the character of a barn conversion with modern convenience, The Granary offers an appealing home in a desirable location with excellent transport links to nearby market towns and the city of Derby.

Entering the property, the reception hallway features wooden flooring, built-in shelving and a useful understairs storage cupboard, with stairs to the first floor. A door opens into the sitting room.

The sitting room is a comfortable reception space with exposed beams, wooden flooring and a feature fireplace, creating an attractive focal point. From here, a door leads through to the dining kitchen.

The dining kitchen is fitted with tiled flooring and quartz work surfaces incorporating a composite sink with drainer and chrome mixer tap. There is a range of base and wall units providing ample storage, together with an integrated double electric oven, four-ring gas hob with extractor over, integrated fridge freezer plus a dishwasher, washing machine and second fridge. A door leads through to the utility room.

The utility room continues the tiled flooring and quartz work surfaces, providing additional storage. The wall-mounted boiler is also located here, and a wooden door gives access to the rear garden.

Onto the first-floor landing, where roof windows provide plenty of natural light. There are useful built-in storage cupboards, loft access and doors leading to the bedrooms and bathroom.

Bedroom One is a generous double room enjoying a dual aspect with a rear-facing window and side roof window, together with fitted wardrobes featuring mirrored sliding doors.

Bedroom Two is another well-proportioned double bedroom with a front-facing window, an additional roof window and fitted wardrobes with shelving.

Completing the accommodation is the bathroom, fitted with a white suite comprising a pedestal wash hand basin, low-level WC and panelled bath with mixer tap and handheld shower attachment. A roof window provides natural light, while an electric extractor fan and shaver point complete the room.

Outside to the rear is a patio courtyard seating area with steps up to a private garden area, offering further potential to landscape, and space for a timber shed/green house. To the side of the property is a driveway providing off-street parking for one car, located adjacent to the single garage, which has an up and over door.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Off street

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank – on neighbour’s land

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Amber Valley Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA15072026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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