



Brooklet Farm  
Castle Donington DERBY

# Brooklet Farm Castle Donington DERBY DE74 2RL

for sale offers over  
**£550,000**



## Property Description

A substantial, beautifully presented three double bedroom, three reception room character barn conversion in convenient residential location with easy access to major link roads, East Midlands airport and Parkway Railway Station. The property is situated on a generous plot with stunning large well landscaped garden and has private gated parking for several vehicles and double garage. Access to this small development is via electric remote-controlled gates. The property has a wealth of characterful features, electric heating and double glazing and briefly comprises :- Spacious entrance hall, lounge, dining room with double sided log burner serving both reception rooms, feature fireplaces & beamed ceilings, stunning garden room giving access over the garden. To the front of the property is the fitted living kitchen with a further log burner and useful utility room. To the first floor are three double bedrooms, master with stunning exposed truss beams, dressing room and ensuite and to complement the first floor accommodation is a separate family bathroom. Outside the property has timber gated access to a generous driveway providing off road parking for several vehicles leading to double garage with first floor office space above. To the rear is a beautifully landscaped large garden with a wealth of features which must be viewed to be fully appreciated.

## Entrance Hallway

Side UPVC wood grain entrance door with inset opaque and leaded glazed panel leading to a spacious entrance hallway and attached UPVC double glazed panel. The hall is finished with feature ceramic tile flooring. Oak and glazed feature staircase of to the first floor, wall mounted storage heater with radiator cover over (to be included), exposed beams to the ceiling, feature timber framed glazed wine cabinet built under the stairs with lighting. Oak door giving access to the Living/Kitchen Room.

## Cloakroom

A very spacious cloakroom with low level W.C, pedestal wash hand basin, electric towel rail and laminate flooring. UPVC double glazed opaque window to the front and extractor fan.

## Living/Kitchen

Kitchen- Bespoke fitted units to both base and eye level, high quality with deep pine worksurfaces over, inset Belfast enamel sink unit with a period style mixer tap over, range cooker with double oven, grill and double width hob. The cooking area is brick faced and there is an oak mantle beam over with inset extractor fan over. Ceramic tiled splashback and ceramic tiled flooring.

Seating area- Particularly cosy with a corner brick feature fireplace incorporating cast iron log burning stove with mantle beam over and it is all brick faced. Full height UPVC double glazed panel window to the front elevation. Door off to the:

## Utility Room

Has plumbing for automatic washing machine, laminated work surface and deep laminated shelving for food storage. Space for American style fridge freezer, flooring continuing through from the kitchen, coat hanging hooks making this a very useful room. Timber door leading through to the:

## Dining Room

Has feature oak flooring with exposed beams to the ceiling and brick fireplace which incorporates a dual facing multi-fuel burning stove which faces both into the dining room and to the living room which opens from the dining room. Wall mounted storage heater with fitted radiator cover and UPVC double glazed window to the side elevation. Wide opening from the brick fireplace into the lounge.

## Lounge

The feature brick fireplace is viewable from this side too and this side has a stone paved half and another timber mantle beam over, exposed beams to the ceiling and a further UPVC double glazed panel to the side elevation, feature oak flooring and a wall mounted storage heater with radiator cover. Double opening timber framed and glazed doors giving access to garden room.

## Garden Room

Stone and brick constructed garden room with insulated ceiling and a pitched and slate tiled roof. It gives gorgeous, elevated views over the stunning garden to the rear. With double glazed windows to both side elevation and a picture window to the rear which gives the aspect over the garden. Ceramic tiled flooring, a vertical contemporary electric radiator and a feature stone and brick wall to one side which adds a characterful feature.

## First Floor

Feature antique pine latch doors throughout the property.

## Landing

Has oak framed glazed balustrade, wall mounted storage heater with fitted radiator cover over, loft access and a door giving access to a fitted walk-in wardrobe which is useful for clothes storage and has a small UPVC double glazed window. Airing cupboard with a large hot water cylinder and slatted shelving for ease of linen storage.

## Bedroom One/Master Bedroom

A stunning master bedroom which has two areas. The dressing area when you first walk in with a further loft access point, stripped and stained floorboards and UPVC double glazed window to the side elevation, electric storage heater, exposed trust beams and exposed brick walling with the opening to the main bedroom area. The main bedroom area has a further UPVC double glazed window to the side and two double glazed roof light windows

to the opposite side. Wall mounted electric storage heater, TV ariel socket and a feature stone faced wall and an alcove for vanity mirror. There is lots of exposed beams adding particular character. An antique pine door which gives access to a:

## Luxury Shower Room

Double width glazed walk in shower cubicle with an electric shower, wash hand basin and WC fitted to vanity units with storage beneath and deep vanity shelf over and demister mirror. Part ceramic tiled walls, feature strip lighting, feature marble effect tiled walls and laminate flooring. Low maintenance panelling to the shower cubicle for ease of maintenance. Inset spotlights and extractor to the ceiling, a double glazed roof light window and wall mounted electric heated towel rail.

## Bedroom Two

Another nice sized double room having UPVC double glazed window to the front elevation, double opening French doors to the side with Juliette balcony and wall mounted electric storage heater, exposed stained floorboards and TV ariel socket.

## Bedroom Three

A similar size to bedroom two and has a double glazed window to the front elevation, wall mounted storage heater, stained and stripped floorboards and TV ariel socket.

## Bathroom

Has a three piece white suite comprising panelled bath with chrome period style mixer shower attachment, pedestal wash hand basin, low level WC, vinyl tiled flooring, ceramic tiled walls with feature boarder tile and wall mounted electric heater and shaver light point.

## Outside

To the front:

The development is approached via a private driveway with electric remote controlled gates into the development and immediately to the left is a double opening timber drive gates leading into One Brocklet Farm which has a









Total floor area 179.9 m<sup>2</sup> (1,937 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: MEL205909 - 0019

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

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