

Heath House Farm, Church Broughton

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Offers in excess of
£600,000



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This property at a glance:

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ST. TORCG

Heath House Farm, Church Broughton



Mikaela says:

“From the moment you arrive, this home feels special. You’re far more likely to enter from the back, which honestly makes perfect sense – the driveway naturally guides you that way. As you pull in, you pass the double garage and continue along the beautiful gated stone driveway, with open field views stretching out beside you. There’s lawned space and mature borders here too, so it already feels private, green and wonderfully calm before you even step inside.

A pathway leads from the drive through the garden to a lovely patio seating area and into the back door – it’s a really natural, everyday way to come home, especially when you’ve been shopping or coming in from a walk.

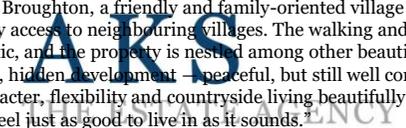
Inside, the layout works brilliantly. You’re greeted by a useful utility room (ideal for muddy boots, dogs or laundry), a guest WC, and then the heart of the home – the kitchen diner. This space feels modern and practical but still completely in keeping with the countryside setting. Everything is integrated and neatly tucked away, with plenty of storage, so it always feels calm and uncluttered. There’s lots of room for a proper dining table, making it perfect for family meals or having friends over, and the views out across the fields from the kitchen window are just wonderful – it’s the kind of outlook that instantly slows you down.

A beautiful stone archway leads through to the cosy living room, which is full of character. The log burner makes this a warm and inviting space in the winter, while the doors opening straight out to the patio mean it works just as well in the summer for indoor-outdoor living.

The entrance hall really is a standout feature. I love how the stairs split from the centre here, giving the home a unique and flexible layout. One staircase leads up to the fantastic mezzanine bedroom. With Velux windows and storage, this space is incredibly versatile – it works just as well as a bedroom as it does a snug, home office or additional reception room for relaxing or entertaining. The other side of the staircase leads to the beautiful main bedroom, which feels like a private retreat. The four-piece en-suite is a real luxury, especially the gorgeous freestanding bath – perfect for unwinding at the end of the day. Downstairs, there are two further bedrooms, which makes the layout ideal for family and guests alike. One bedroom has its own en-suite, while the other sits right next to the family bathroom, meaning everyone can have their own space to get ready in the morning without feeling on top of one another.

At the front of the home, the property faces onto a charming courtyard area that’s only accessible on foot. It’s quiet, welcoming and adds to the tucked-away feel of the whole development.

The home itself sits in Church Broughton, a friendly and family-oriented village with a great pub, a golf course and easy access to neighbouring villages. The walking and cycling opportunities nearby are fantastic, and the property is nestled among other beautiful barn conversions within an attractive, hidden development – peaceful, but still well connected. It’s a home that combines character, flexibility and countryside living beautifully, and it really does feel just as good to live in as it sounds.



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Did you spot...

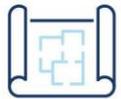
This beautiful home is situated on a private gated driveway



A message from the seller:

"When we first became aware of the conversions here, we took a bike ride out from Etwell to look at their position and construction. We decided then we would really like to own one. Several years later, The Piggery, which was the one we really liked, became available for sale, we could finally afford it and it ticked all the key boxes: modern living yet character, out of the way yet easily accessible to our work/interests, an interior and exterior which are both capable of feeling intimate but also spacious, plus all the other boxes you create in your mind. Did it fulfil, yes, and although it might have been better if it could have been longer, it was a move we shall always be grateful we made. Sadly we need to try and move on."

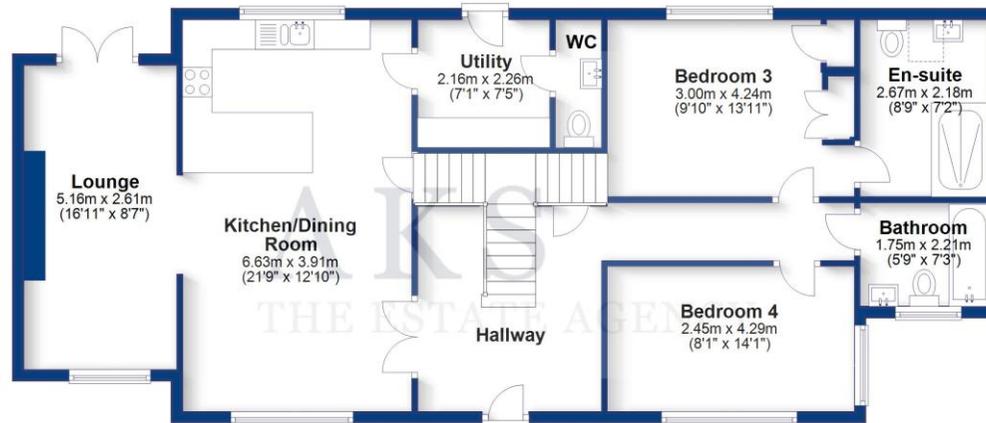
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Floor Plan

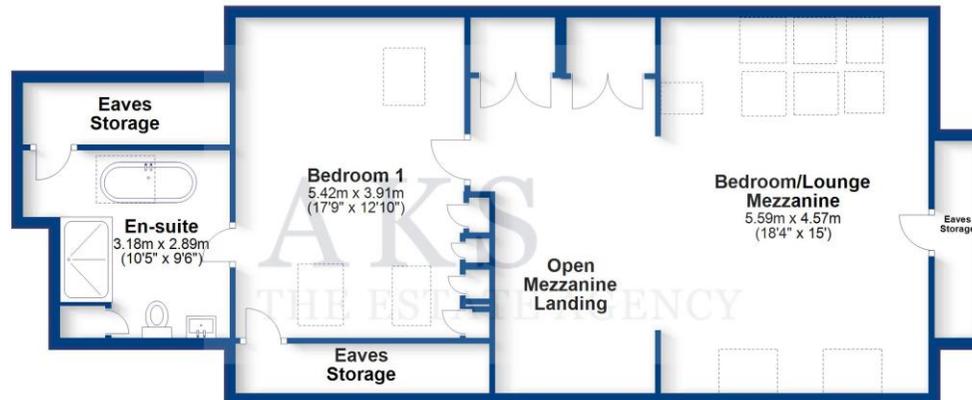
Ground Floor

Approx. 100.5 sq. metres (1082.2 sq. feet)



First Floor

Approx. 88.8 sq. metres (956.0 sq. feet)



Total area: approx. 189.4 sq. metres (2038.2 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Key Features:

- BEAUTIFUL BARN CONVERSION
- RURAL LOCATION WITH STUNNING VIEWS
- VERSATILE MEZZANINE
- BEDROOM/RECEPTION ROOM
- DOUBLE GARAGE AND PRIVATE GATED DRIVEWAY FOR SEVERAL VEHICLES
- 2 EN-SUITES AND A FAMILY BATHROOM
- EPC RATING C



About the area:

Church Broughton is a lovely quaint village in South Derbyshire which is surrounded by farmland. There is a popular pub called The Hollybush in the village which has won an award for the best Sunday Roast in Derbyshire! The neighbouring villages of Hatton, Hilton and Etwall have all the amenities including shops, hairdressers, a choice of pubs and major road links including the A38 and A50 and Etwall having a leisure centre with a swimming pool. Church Broughton also has a Golf and Tennis Club for local leisure activities.



Schools:

There is also Church Broughton C of E Primary School located in the village.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video

