



Kirkdale Barn, Main Street, Sheldon, DE45 1QS

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## Ground Floor

As you approach the property, you are welcomed by a beautifully maintained stone wall and gate, providing a sense of privacy. Upon entering, you are greeted by a spacious hallway adorned with stunning flagstone flooring, wooden beams, and period doors, setting the tone for the character that flows throughout the home. The hallway conveniently leads to the main lounge, kitchen, and rear garden, as well as a useful storage cupboard with W/C, perfect for stowing away boots after exploring the picturesque Peak District trails.

The lounge is a true highlight, featuring a central log burner that serves as a focal point, complemented by a metal flue that extends to the first floor. This dual-aspect room is bathed in natural light, thanks to a magnificent floor-to-ceiling 'picture window' that offers delightful views of the terrace and garden.

The bespoke fitted kitchen is a culinary delight, showcasing matte white units, striking black speckled quartz worktops, and a breakfast bar. Clever storage solutions are integrated into the design, ensuring functionality without compromising style. A tap for instant hot water, a tiled splashback, and a pantry further enhance this inviting space. There are also built-in appliances including a full size dishwasher, washing machine and drinks refrigerator.

A small staircase leads to an impressive dual-aspect dining area, which is spacious enough to accommodate both a large dining table and a comfortable sofa. This area features a painted feature wall, exposed wooden floorboards, and additional floor-to-ceiling windows.

## First Floor

Stairs from the ground floor lead to an impressive galleried landing, which is a delightful surprise, providing ample space for storage or a potential reading nook or home office. The property features three well-appointed bedrooms, each designed with comfort in mind. At either end of the barn, you will find two generously sized bedrooms, both with their own modern en-suite shower rooms. The principal bedroom to the left is particularly striking, showcasing solid wood built-in wardrobes and dual aspect windows that flood the room with natural light. The en-suite is sleek and contemporary, featuring a clean white three-piece suite and tasteful half-height tiling.

The second bedroom mirrors the size and elegance of the principal room, complete with additional built-in storage, and Velux windows fitted with secondary roller shutters. Its en-suite is a soothing sage green, featuring a spacious walk-in shower cubicle and a stylish vanity unit.

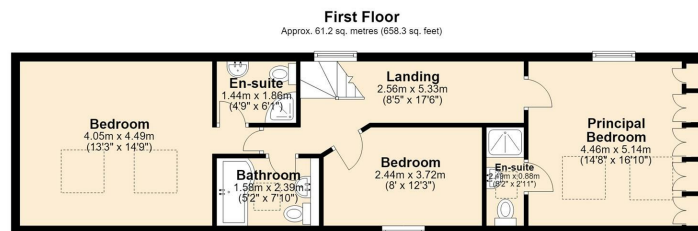
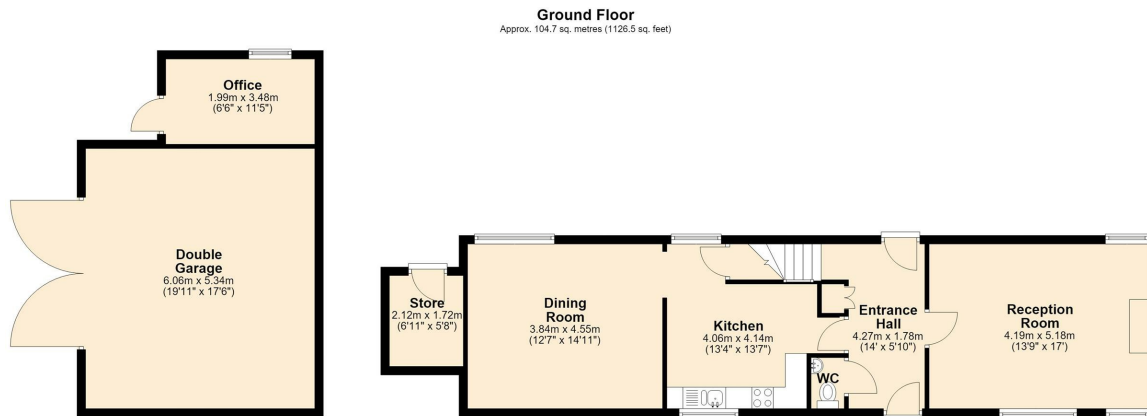
The third bedroom, currently configured as a twin, is also a double and offers lovely views of the garden and surrounding countryside through its large window, framed by an attractive beam. Completing the interior is a luxurious master bathroom, equipped with a P-shaped bath and shower above, a towel radiator and Velux window.

## External

Externally, Kirkdale Barn truly shines. The rear garden serves as a private sanctuary, featuring a substantial flagged terrace perfect for al fresco dining, alongside a







Total area: approx. 165.8 sq. metres (1784.8 sq. feet)



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