2 Bed Barn Conversion

34C Rectory Lane
Breadsall
Derby
DE21 5LL

£2,000 Per Month

Fletcher
& Company

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• Stunning, Two Double Bedrooms, Detached Barn • Versatile Mezzanine Level Currently Arranged As A Single Sleeping Area • Open Plan Living Space Comprising Lounge/Dining Area with High Specification Kitchen off • Utility/ Laundry Room With Space For Appliances • Principal Bedroom with Spacious Wardrobe & En-Suite Shower Room • Further Double Bedroom With A Superbly Appointed Family Bathroom • Vastly & Lovingly Extended • Extensive Driveway Accessed Through Remote Control Gates • Beautiful, Well-Established, Private Garden • Garage & Workshop With Power

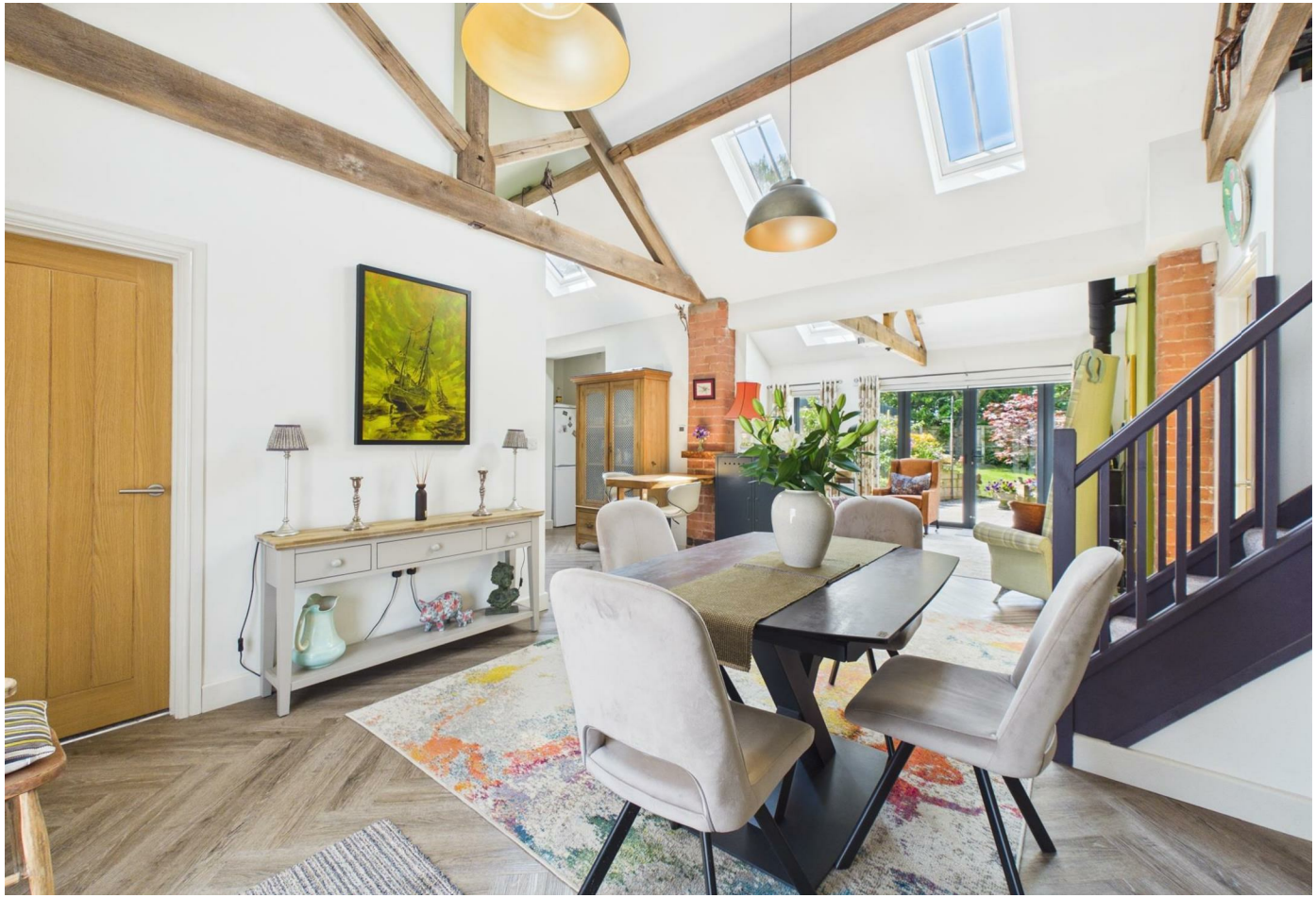
This is a stunning, vastly extended, two bedroom, detached barn conversion located in a prime position just off Rectory Lane in highly desirable Breadsall village. This is a truly impressive property which requires a full internal inspection to fully appreciate the superbly appointed accommodation and beautifully private rear garden.

The property is double glazed and gas central heated/underfloor heated and comprises an impressive reception room with lounge/dining area and feature high ceiling with exposed timber trusses, quality fitted kitchen off, utility/laundry room and mezzanine level. An inner hallway leads to the principal bedroom with en-suite shower room, a further double bedroom and a well appointed bathroom.

The property forms a cluster of properties positioned off Rectory Lane and Frog Barn benefits from remote controlled gates leading to an extensive gravelled driveway with a good sized garage and workshop off. There is a beautifully maintained rear garden and lawn with patio/terrace, ideal for outdoor dining. The garden offers a particularly good degree of privacy.

Versatile mezzanine level currently arranged as a single sleeping area.

Available 2nd November 2026. Viewings Available immediately & firmly advised to appreciate the quality of this property and its plot.



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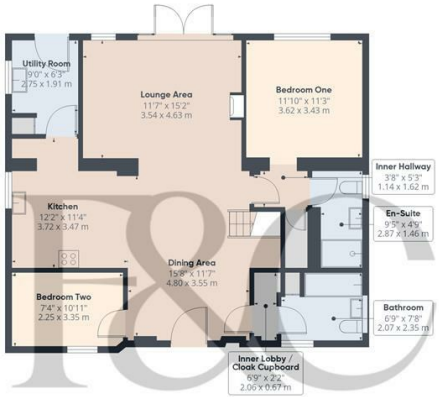
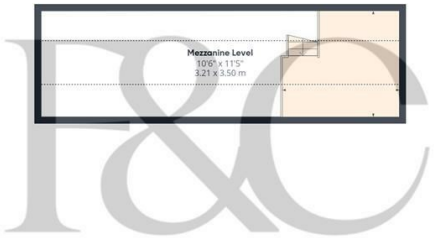


Floor 0



Floor 1

Approximate total area(1)

1059 ft²

98.4 m²

Reduced headroom

67 ft²

6.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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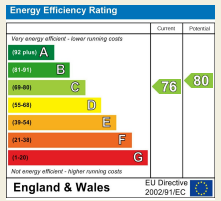

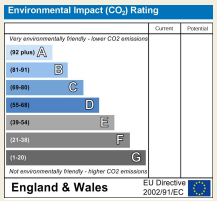

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