



2 Bed Barn Conversion

The Barn Round Meadow
Farm
Callow, Wirksworth
DE4 4NW

£1,350 Per Month

Fletcher
& Company

The Barn Round Meadow Farm Callow, Wirksworth DE4 4NW



- A Beautifully Presented Barn Conversion - Accessed Via A Grand Gated Security System
- Underfloor Heating To All Hard Flooring
- Parking for Two Cars
- Two Double Bedrooms
- Comprehensively Fitted Kitchen With Appliances
- Lounge with Feature Fireplace
- Set within Stunning Countryside
- Contemporary Bathroom With Four Piece Suite
- Far Reaching Views
- Available Now

Fletcher and Co are pleased to market this prestigious barn conversion located in the village of Callow (between Wirksworth and Idridgehay).

Accessed via a Grand gate with intercom access, The Barn offers a spacious kitchen with integrated appliances; lounge with modern log burner, floor to ceiling windows overlooking the pretty courtyard. And extremely stylish 4 piece bathroom, with no expense spared. The bathroom also has significant space for utilities and storage. Stairs lead to the first floor.

The first floor has flexible accommodation, with two double sized bedrooms, which could also be used as a bedroom with a second lounge with simply stunning views across the countryside.

The Barn has its own private decked patio, which enjoys a peaceful outlook with world class and unspoilt views across open countryside and woodland.

The property is situated via a gated driveway that sweeps through the countryside and sits proudly within its position on this sizeable plot.

Viewing is firmly advised to enjoy all that this stunning property has to offer.

Parking for two vehicles

Available Now

Directions - Leave Derby city centre along the A6 Duffield Road and upon entering Duffield turn left onto Broadway. Follow the road along to the crossroads at Turnditch and proceed straight over for several miles until reaching the town of





KITCHEN

14'2" x 13'3" (4.34m x 4.04m)

Enter the property through glazed front door into the stunning and stylish breakfast kitchen. Recently fitted with quality appliances, set within beautiful fitted units and worktops., The floor is fully tiled and has underfloor heating. Solid door leads through to the Bathroom with Utility Area. Solid door through to the Lounge.

LOUNGE

17'1" x 14'4" (5.21 x 4.39)

A most beautiful Lounge with two stunning double floor to ceiling windows overlooking the courtyard. Large Log burner set within a stone mantle and surround. Neutral carpetting. Open plan staircase leading to the First Floor accommodation.



BATHROOM

22'11" x 6'7" (6.99 x 2.01)

A spacious Bathroom comprising a four piece suite Double shower cubicle, low flush wc, wash hand basin and feature attractive glass bath. Fully tiled flooring with underfloor heating. Towards one end of the room is a Utility Area, with a space for a washing machine and space for a tumble drier. Door leads out to the side of the property.

BEDROOM TWO/ADDITIONAL LOUNGE

17'1" x 14'2" (5.23 x 4.34)

A versatile room which is used by the current tenants as a dressing room. Also suitable to be used as an additional bedroom or study. Access onto the decked patio area to the rear of the property. Door through to:



MASTER BEDROOM

13'5" x 13'3" (4.11 x 4.04)

Master Bedroom with original beams. Fully fitted carpet. Window overlooking stunning countryside. Velux windows.

OUTSIDE

The barn is approached by a long gravel driveway which is accessed through remote controlled electric gates. The driveway leads to the The Barn, with parking for two cars. There is stabling within the grounds, which following negotiation with the landlord could be used for horses or even additional storage.

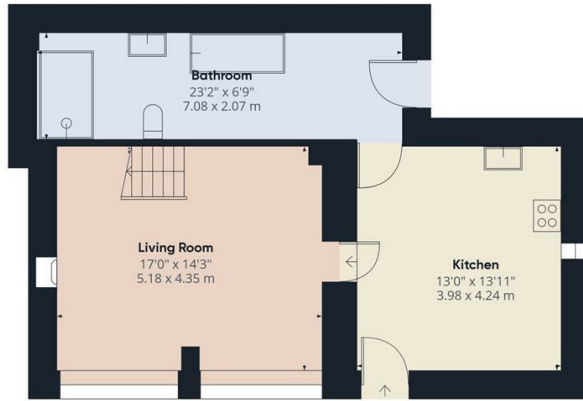
The decked patio is accessed from Bedroom Two or from the outside of the property and boasts uninterrupted views of beautiful Derbyshire countryside.

PLEASE NOTE: STABLING AND PADDOCK CAN BE AVAILABLE FOLLOWING DISCUSSION WITH THE LANDLORD*

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Floor 0



Floor 1

Approximate total area⁸
 999.12 ft²
 92.82 m²

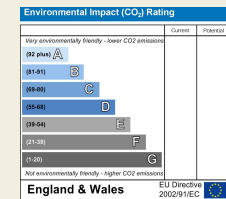
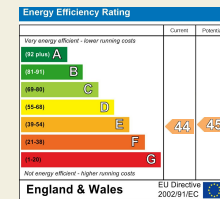
Reduced headroom
 68.17 ft²
 6.33 m²

Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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