



## 2 Bed House - Semi-Detached

1 The Courtyard, Shady Farm Lower Birchwood, Somercotes, Alfreton DE55 4NG  
Asking Price £315,000 Freehold



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& Company**

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- Charming Stone Semi-Detached Barn Conversion
- Retaining Much Character Throughout
- Exposed Beams & Original Stained Glass Windows
- Gas Central Heating & Double Glazed Sash Windows
- Spacious Breakfast Kitchen
- Large Lounge/Dining Room with Feature Fireplace
- Two First Floor Bedrooms & Bathroom
- Car Parking & Potential Further Car Parking To Side ( Lower kerb done )
- Lovely Private Garden
- Courtyard Development - Viewing Essential

Characterful stone two bedroom semi-detached barn conversion forming part of an exclusive courtyard in a sought-after location.

This is a conveniently located, beautiful, two bedroom barn conversion forming part of a courtyard development retaining much original character including high ceilings, exposed beams/truss and feature stone walls, to name a few.

The property is double glazed and gas central heated comprising breakfast kitchen, useful pantry, fitted guest cloakroom and lounge/dining room with feature fireplace. The first floor landing leads to two bedrooms and a bathroom.

The property has the benefit of off road parking within the courtyard and to the rear is a paved patio/terrace, lawn, summerhouse , attractive picket fence and views over the neighbouring orchard.

#### **The Location**

The property's location, off Birchwood Lane, affords easy access to pleasant walks in the surrounding open countryside as well as easy access onto the A38 and M1. Neighbouring Somercotes, Alfreton and South Normanton combine to offer an excellent range of amenities along with other places of interest, for example, McArthur Glen Designer Outlet.

#### **Accommodation**

##### **Ground Floor**

## Spacious Lounge/Dining Room

25'1" x 16'3" (7.65 x 4.96)



### Lounge Area

With a fabulous feature fireplace incorporating stone surround and granite hearth with cast iron log burner, two central heating radiators, recessed ceiling spotlighting, door opening onto the courtyard and uPVC double glazed sash window to the front.



### Dining Area

A good sized dining area with central heating radiator, feature exposed stone wall, recessed ceiling spot lighting, uPVC double glazed sash window to the front, under-stairs storage cupboard and panelled and sealed unit double glazed French doors opening onto the garden.



## Breakfast Kitchen

Stable door provides access into the beautiful breakfast kitchen with feature high ceiling incorporating exposed trusswork and purlins, an extensive range of Quartz worktops extending to a breakfast bar area, tiled surrounds, inset one and a quarter ceramic sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards with recessed spotlights, display shelving, integrated appliances including fridge, freezer and dishwasher, and Rangemaster cooker, washing machine and tumble dryer, uPVC double glazed sash window, double latched doors to a useful high level storage cupboard, central heating radiator, Cornish slate tiled floor, latched door to useful pantry and further latched door to the boiler room.



## Fitted Guest Cloakroom

15'8" x 12'10" (4.78 x 3.93)

With WC and central heating radiator.

## Boiler Room

A useful storage facility with wall mounted gas-fired boiler.

## First Floor

### Landing

Feature semi-galleried landing with high ceiling, further exposed beams and woodwork, central heating radiator and latched doors to two bedrooms and bathroom.

### Bedroom One

16'1" x 9'2" (4.91 x 2.81)

Again, with feature high ceiling and exposed beams, a good range of fitted wardrobes and overhead storage cupboards, central heating radiator, feature stained glass windows to both the front and rear and double glazed Velux windows to the front and rear.



## Bedroom Two

9'4" x 8'1" (2.85 x 2.48)

With fitted wardrobes, central heating radiator, feature high ceiling, exposed beam, double glazed Velux window to the rear and window to the side.



## Bathroom

9'6" x 4'10" (2.90 x 1.49)

With a white suite comprising WC, wash handbasin, panelled bath with shower over, central heating radiator, feature stone wall with uplighting and sealed unit double glazed Velux window to the front.



## Outside

The property is set within a very pleasant courtyard with parking readily available in front of the barn. Potential Further Car Parking To Side ( Lower kerb done )

To the rear of the property is an attractive garden with feature stone patio, good sized lawn with herbaceous borders containing plants and shrubs, picket fence, views over the neighbouring orchard and timber summerhouse.

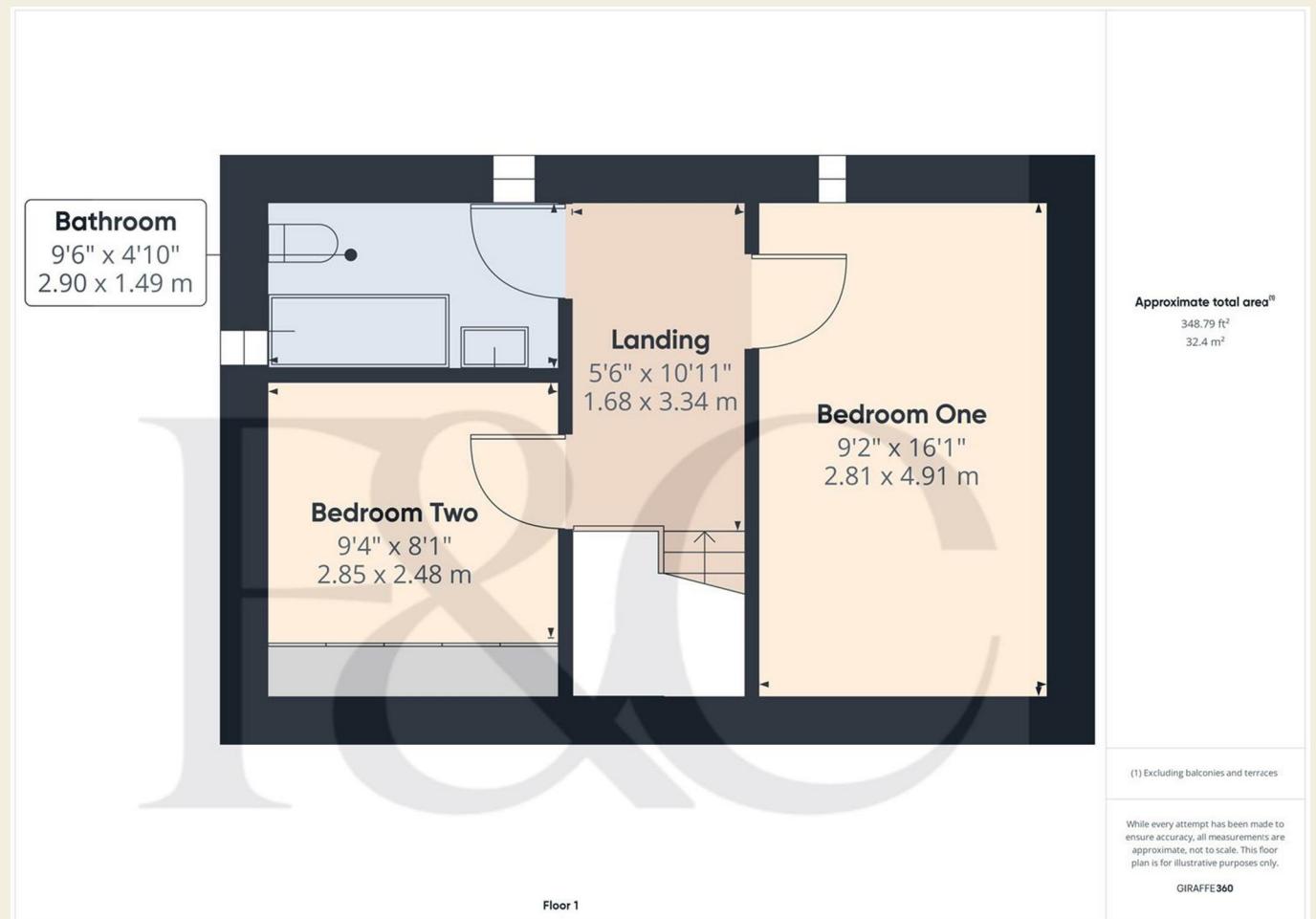


Council Tax Band B - Amber Valley





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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	