



**HIGH BARN
CHURCH LANE
SUTTON ON THE HILL
DERBYSHIRE
DE6 5JA**

PRICE: £675,000











HIGH BARN, CHURCH LANE, SUTTON ON THE HILL, DERBYSHIRE

A good quality individual family home occupying a unrivaled location on the edge of the popular and sought after village of Sutton on the Hill with extensive and far reaching countryside views.

Now offering scope for alteration or further extension to suit a new owners personal taste the property is well placed for ready access to the city of Derby and also the M1 and M6 motorways as well as the A38 via the A50 trunk road. Offering spacious and flexible accommodation it briefly affords, at ground floor level, reception hall, cloaks/wc, extended sitting room, conservatory, large separate dining room. Good sized fitted farmhouse style kitchen with utility/boot room off. Upstairs there are three good bedrooms one with en suite facility and a separate family bathroom.

A particular feature of the property is the excellent self contained and detached single storey annex, ideal for occupation by a dependent relative and which offers centrally heated one bedroom accommodation with sitting room, kitchen and bathroom.

Occupying a site area in excess of 0.5 acre there is an 'in and out' driveway, plenty of surfaced on site car parking/turning space and extensive garden grounds lying primarily to the south and east of the house with lawns, fruit trees, patio terrace etc.

Early viewing is highly recommended

ACCOMMODATION

A canopy porch shelters the small pane glazed front door with matching flanking side screen to

Entrance Vestibule with further small pane glazed door and side screen to

Spacious Reception Hall 5.8m x 1.8m (19'x 5'11") with single panel central heating radiator and upvc sealed unit double glazed window. Staircase off to first floor level.

Ground Floor Guest Cloakroom having fitments in white comprising low flush wc and corner wash hand basin. Double panel central heating radiator, upvc sealed unit double glazed window. Wall light point. Fitted shelf with clothes hanging rail.

Sitting Room 5.53m x 5.3m (18'2" x 17'5") a most elegant and extended room with wide stone fireplace having quarry tiled hearth, hardwood mantel and flanking book shelves. Fitted cast iron solid fuel enclosed fireplace. Three central heating radiators, two sealed unit double glazed windows to the side, small pane glazed sealed unit double glazed door with flanking double pane window to

Conservatory 4.45m x 2.77m (14'7" x 9'1") being of upvc construction with double opening sliding doors leading to the paved patio terrace and garden beyond.

Dining Room 5.38m x 4.52m (17'8" x 14'10") with upvc sealed unit double glazed windows to two sides, ornately corniced ceiling and polished marble fireplace with Adam style surround and fitted decorative fuel effect propane gas fire.

Kitchen 5.43m x 4.56m (17'10" x 15') being comprehensively fitted with an extensive range of units providing base cupboards and wall cupboards including double opening lattice glazed display wall cupboard. Drawer bank. Ample round edge work surfaces with ceramic tiled splashbacks and inset 1.5 bowl single drainer stainless steel sink unit with mixer tap. Appliance space with plumbing for dishwasher, under worktop shelving. Rustic brick range recess housing the Rangemaster Toledo cooking range with two electric ovens, grill and propane gas hob. Extractor hood over. Flanking shelves and flanking broom cupboard with shelved cupboard over. In built pantry cupboard with fitted shelves. Upvc sealed unit double glazed window enjoying far reaching and extensive countryside views.

Rear Porch or Boot/Utility Room with ceramic tiled floor, upvc sealed unit double glazed window and plumbing for automatic washing machine with provision for tumble dryer. Deep in built shelved storage cupboard and door to exterior rear.

Staircase to First Floor Level with large landing, to the rear of the property the upvc sealed unit double glazed window takes advantage again of the panoramic rural aspect.

Master Bedroom Suite having overall measurements of 5.43m x 4.56m (17'10" x 15') (to include En Suite and wardrobe). This double aspect room comprises an **L Shaped Double Bedroom** with three upvc sealed unit double glazed windows, double panel central heating radiator and a range of in built wardrobe furniture. There is a spacious

En Suite Shower Room with ceramic tiled floor, part tiled walls which extend to full height within the quadrant shower cubicle which has a mains shower control and glazed shower screen doors. Wash hand basin with mixer tap set into vanity unit with double opening cupboards below and to the side, marble effect counter top and flanking low flush wc. Sealed unit double glazed window and duel fuel towel rail radiator.

Bedroom Two (end double) 4.8m x 3m (15'9" x 9'10") (measured to the front of the wardrobes) with upvc sealed unit double glazed window overlooking the side garden and further similar window enjoying far reaching countryside views. Double panel central heating radiator and a range of three in built double opening wardrobe cupboards with fitted shelves and hanging rails.

Bedroom Three 4m x 2.82m (13'2" x 9'3") with single panel central heating radiator, upvc sealed unit double glazed window and fitted double opening wardrobe with hanging rail, shelf and further display shelves.

Principal Family Bathroom again of spacious proportions with fully ceramic tiled floor and part ceramic tiled walls which extend to full height tiling within the walk in wet room area with mains shower control. There is a panelled spa bath and wash hand basin set into vanity unit with cupboards and drawers. Towel rail radiator, upvc sealed unit double glazed window and in built double opening linen cupboard with slatted shelves. Overstairs airing cupboard with single panel radiator and further slatted shelving.

SEPARATE SELF CONTAINED ANNEX

This comprises a converted and extended former outbuilding to provide a self contained one bedroom unit. Double opening upvc sealed unit double glazed small pane doors lead directly to

Dining Kitchen 3.64m x 2.72m (11'11" x 8'11") with fitted base cupboards and wall cupboards, electric cooker point, single drainer stainless steel sink unit and appliance space. Upvc sealed unit double glazed window and Velux roof light. Wall mounted propane gas fired Valiant central heating boiler. Wide square opening to

Sitting Room 4m x 3.4m (13'1" x 11'2") with upvc sealed unit double glazed window to the side, single panel central heating radiator and full height sealed unit double glazed window.

Double Bedroom 4.1m x 3.3m (13'6" x 10'10") with double panel central heating radiator, two upvc sealed unit double glazed windows, in built double opening wardrobe.

Bathroom having three piece suite white comprising panelled bath with over bath mains control shower, pedestal wash hand basin and low flush wc. Ceramic tiled floor, towel rail radiator.

OUTSIDE

The property occupied an extensive site which according to our calculations extends to some 0.547 acres or thereabouts.

It stands well back from the road with the driveway leading through an original wrought iron arched gate on stone gate pillars leading to ample car standing and turning space with sweeping driveway to a lower gated access returning to the road.

The gardens are laid primarily to lawn but with planted beds and borders, rose trellises, shrubs and bushes. There are mature apple and pear trees and two very useful sectional concrete garden or general stores/workshops.

SERVICES

It is understood that mains water and electricity are connected to the property which benefits from oil fired central heating.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band F.

EPC RATING

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

WHAT3WORDS

Ref FTA2873



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