

# Barn Cottage

Creamery Lane, Parwich, Ashbourne, DE6 1QB

John German



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£600,000

Fully renovated stone detached home in sought-after Parwich, Peak District.

Offering two/three bedrooms, two bathrooms, open plan living, utility, underfloor heating and fibre broadband. Driveway parking, low maintenance garden and elevated countryside views.



Barn Cottage is a fully renovated and extended stone-built detached property, offering versatile two/three bedroom accommodation finished to a high specification throughout. The property centres around a modern open plan living, dining and kitchen space designed for practical day-to-day living and entertaining, complemented by a separate utility room. Underfloor heating (wet system) runs throughout the ground floor, enhancing comfort and efficiency, while fibre and Cat6 to the property provides reliable connectivity, ideal for home working. The layout is adaptable, with a ground floor sitting room positioned close to a bathroom, offering potential to be used as a third bedroom. This creates an option for ground floor living, suited to those planning ahead or accommodating extended family.

Externally, the property benefits from a driveway providing off-street parking for at least two vehicles and a well presented, low maintenance garden. Its elevated position allows for rooftop views across Parwich and the surrounding countryside. Located within a highly sought after village in the Peak District National Park, Barn Cottage is within walking distance of the village pub and surrounded by a wide range of country walks. The village is known for its strong sense of community and access to local amenities including a school, making the property particularly well suited to couples seeking a well-connected rural setting with both lifestyle and practicality in mind

Entering the property, the modern finish is immediately apparent, with large tiled flooring and a split-level staircase rising to the first floor. Doors lead to the open plan living dining kitchen, utility room, sitting room/potential bedroom three and the bathroom.

The open plan living dining kitchen is a well proportioned space with continued tiled flooring, dual aspect windows and bi-fold doors allowing for good levels of natural light. The kitchen is fitted with a range of two-tone units with quartz work surfaces incorporating an inset stainless steel sink with mixer tap and drainer. Integrated appliances include a fridge freezer, double electric oven and grill, microwave oven with warming drawer beneath, dishwasher and a recycling drawer. A central island provides additional storage and preparation space, fitted with an induction hob with retractable extractor. A wall-mounted bioethanol fire is also positioned in the corner of the room (available by separate negotiation).

The utility room is positioned off the kitchen and continues the same flooring, with work surfaces, storage cupboards, shelving and space and plumbing for a washing machine.

The sitting room is a spacious reception room with tiled flooring and dual aspect windows to the front and side, offering views towards the church. A built-in speaker system is installed. Given its position opposite the bathroom, this room also lends itself to use as a ground floor bedroom if required.

The bathroom is fully tiled and features a high ceiling with roof window and extractor fan. It is fitted with a wash hand basin set within a vanity unit, bath with mixer tap and handheld shower attachment, low level WC and electric shaver point.

To the first floor, the landing is lit by roof windows to the front and rear, with access to both bedrooms and the shower room. The principal bedroom is a generous double with dual aspect roof windows, fitted wardrobes and access to a separate dressing room, which offers additional versatility and natural light from multiple aspects.

The second bedroom is also a good sized double, again with dual aspect roof windows and fitted wardrobes.

The shower room is fully tiled and fitted with a wall hung wash hand basin with storage beneath, low level WC and a double shower enclosure with mains rainfall shower. There is also a heated towel rail, extractor fan and electric shaver point.

Outside, the property benefits from a porcelain tiled seating area with a planted slate border and lawn beyond. There is an additional graveled seating area, along with a storage area housing the oil tank and a garden store. To the side, a driveway provides off-street parking for at least two vehicles.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Oil

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/30032026

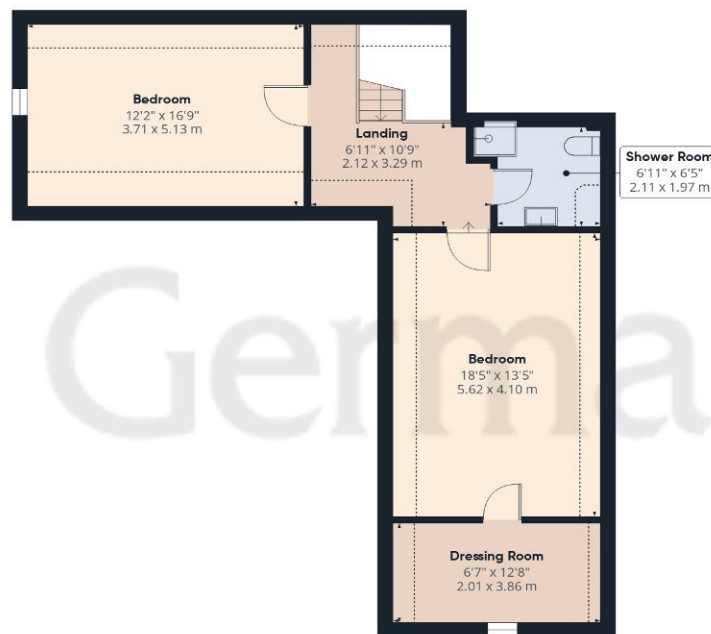
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Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1386 ft<sup>2</sup>

128.9 m<sup>2</sup>

**Reduced headroom**

149 ft<sup>2</sup>

13.8 m<sup>2</sup>

(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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### Agents' Notes

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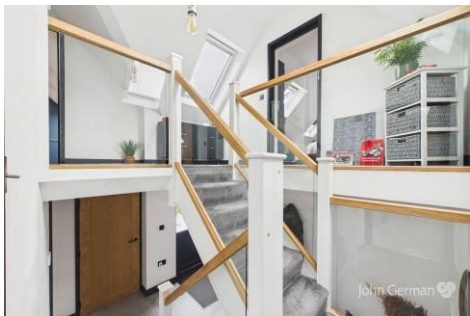
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