Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

2 Hill Top, Mink Farm Barns Hayes Lane, Swanwick, Alfreton, DE55 1AT

£339,950

2 2 2 B

An impressive barn conversion situated in a quiet back water of Swanwick. Offering deceptively spacious, eco friendly two bedroom accommodation with off road parking and low maintenance garden. Enjoying open views across countryside Viewing is strongly recommended.

2 Hill Top, Mink Farm Barns Hayes Lane, Swanwick, Alfreton, DE55 1AT

£339,950

The rebuild of this former barn has allowed for great attention to be made towards energy efficient standards culminating in a high B rated property. Such efficiencies include an owned solar panel system incorporating the solar i-boost system with transferable Smart Export Guarantee, whole house ventilation and heat recovery system, a wood pellet fuelled eco boiler, log burning stove and a security alarm system.

The open plan and beautifully presented accommodation incorporates underfloor heating throughout the ground floor, radiators to the first floor and in brief comprises, welcoming entrance lobby with cloaks storage. cosy sitting room with a multi-fuel stove, stunning open plan living, dining, kitchen with integrated cooking appliances and a generous utility room with guest WC. To the first floor there are two double bedrooms with built-in wardrobes, one with a luxury en-suite shower room and the second bedroom with bathroom.

Externally the property focuses itself over the rear aspect creating a pleasant courtyard feel with a sunny paved patio. The garden is enclosed with attractive brick wall with inset fence panels and a maturing screened tree line. To the front of the property there is a lawned garden and double drive providing off road parking with an EV charger.

The property forms part of a small development of just two other properties and enjoys an idyllic secluded position adjoining open countryside with public footpaths leading to Riddings, Golden Valley and Butterley.

Swanwick is a sought after village location close to the town of Alfreton with excellent motorway links from the A38 to M1 corridor. Locally there are a host of amenities and services including convenience and grocery stores, schools, popular public houses, cafes and church. The nearby towns of Alfreton and Ripley offer a more comprehensive range of services.

A stunning property worthy of a detailed viewing.

ACCOMMODATION

A hardwood cottage style entrance door allows access.

ENTRANCE LOBBY

Having wood effect ceramic tiled flooring with under floor heating and an in-built cupboard provides cloaks storage.

SITTING ROOM

11'9 x 10'2 (3.58m x 3.10m)

The feature of the room is a cast iron log burning stove with chimney, feature exposed brick wall, double glazed dual aspect windows to the front and rear, wall lighting, TV aerial point, and wood grain ceramic tiled flooring with under floor heating.

LIVING DINING KITCHEN

28'4 x 11'2 max overall measurements (8.64m x 3.40m max overall measurements)

An open plan space with :

DINING AREA

10'6 x 10'3 (3.20m x 3.12m)

Having a full height window to the rear, exposed brick feature wall, ceramic wood grain effect tiled flooring with under floor heating, inset spot lighting, useful under stairs storage cupboard and stairs climb to the first floor. A glazed entrance door opens onto the rear garden.

KITCHEN

14'4 x 7'6 (4.37m x 2.29m)

Beautifully appointed with a stylish range of base cupboards, drawers and eye level units with wood grain effect work surface over incorporating a stainless steel sink drainer with mixer tap, upstand and patterned tiled splash back. Integrated appliance include a Bosch electric oven, ceramic hob, extractor hood and dishwasher. There are inset spot lights, matching wood grain tiled floor with under floor heating, double glazed window over looks the garden and a useful in-built cupboard houses the hot water cylinder and ventilation system.

UTILITY ROOM

6'5 x 5;2 (1.96m x 1.52m;0.61m)

Fitted with matching base cupboards, wall units and wood grain effect work surface incorporating a stainless steel sink drainer with a mixer taps, upstand and patterned tiles. there is a double glazed window to the front enjoying views, plumbing for a washing machine and space for a tumble dryer. An oak door opens to :

WC CLOAKS

Appointed with a low flush WC and stylish circular vanity wash hand basin, tiled flooring with under floor heating, inset spot light and extractor fan.

ON THE FIRST FLOOR

LANDING
There is a Velux skylight window flooding the area with natural light and recessed book shelving.

BEDROOM ONE
15' x 12' max measurements (4.57m x 3.66m max measurements)
There are twin electrically operated Velux skylight windows with auto close sensors and electronically controlled blinds, wood effect flooring, radiator, a double glazed window enjoys open countryside views to the front elevation, an in-built wardrobe has hanging facility and there is a linen cupboard with shelving.

ENSUITE SHOWER ROOM
Appointed with a double shower enclosure with a rainfall thermostatic shower, wall mounted wash hand basin and a low flush WC, heated towel radiator, skylight window, shaver point, illuminated mirror, extractor fan, complementary natural half tiling and matching floor tiles.

BEDROOM TWO
13'6 x 13'4 (4.11m x 4.06m)
There is wood grain effect flooring, radiator, two Velux skylight windows with auto close sensors and electronically controlled blinds and a built-in wardrobe with hanging and shelving.

ENSUITE BATHROOM
8' x 5'6 (2.44m x 1.68m)
Appointed with a three piece suite comprising a panelled bath with a thermostatic rainfall shower and hose attachment shower, wall mounted wash hand basin and a low flush WC, complementary half tiling in a natural tile with matching floor tiles, double glazed window, extractor fan and an illuminated mirror.

OUTSIDE
To the front of the property is a lawned fore garden with a double driveway providing off road parking with an EV charger, power point and tap.

GARDEN
The rear enclosed garden is paved for ease of maintenance with hot and cold outside taps , lighting, power and an air source heat pump to heat the hot tub.

Road Map

Hybrid Map

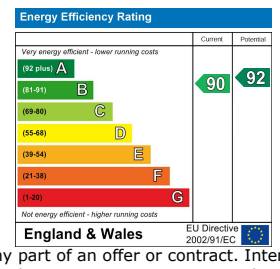
Terrain Map

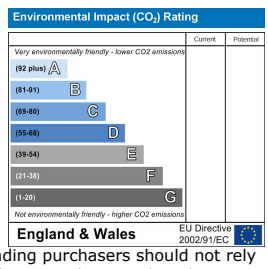
Floor Plan

Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.
Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk