



The Barn Grimesgate
Diseworth Derby

The Barn Grimesgate Diseworth Derby DE74 2QD

for sale offers over
£750,000



Property Description

Entrance Hallway

Front composite entrance door with matching attached side panels leading to a spacious entrance hallway. Having feature high quality herringbone vinyl floor covering which goes through the ground floor. Brick-faced walls with the stairs off to the first floor which offer a very contemporary feature. Two contemporary radiators, inset spotlights to the ceiling, louvre door fronted fitted cloaks cupboard with hanging rail and shelves offering storage. Oak door which gives access to:

Ground Floor Shower Room

Having modern three-piece white suite to include wash hand basin, chrome mixer tap, low level WC, corner glazed shower cubicle with bifold glazed door and electric shower over. The walls are part tiled with feature border tiles, ceramic tiled flooring, wall mounted chrome heated towel rail and UPVC double glazed opaque window to the front elevation, coving and inset spotlights to the ceiling.

Ground Floor Bedroom

Having UPVC double glazed window to the rear elevation, carpeted flooring, contemporary horizontal radiator, inset spotlights and coving to the ceiling.

Study/Further Bedroom

Having UPVC double glazed window to the front elevation, herringbone LVT flooring, horizontal contemporary radiator, coving and inset spotlights to the ceiling. Oak door which gives access to a further hallway.

Inner Hall

With UPVC double glazed door to the rear giving access to the rear garden, steps down to:

Lounge

A spacious lounge with the high-quality herringbone vinyl floor covering continuing from the entrance hall, feature fireplace incorporating log burning stove with a brick-faced fireplace, oak mantle beam over and stone paved hearth. UPVC double glazed bow window and a further window to the rear giving aspect over the garden with fitted window shutters, inset spotlights to the ceiling, two contemporary vertical radiators and a louvre door fronted under stairs store. Rooflight window with fitted hatch over to block the sun where required and an oak framed and glazed door which gives access to:

Dining Kitchen

A professionally fitted high quality German branded kitchen and has a range of matching base units, full height units and centre island. Quartz high quality work surfaces, limestone flooring, inset spotlights to the ceiling, UPVC double glazed window to the rear and a loft access point with three roof light windows that have fitted hatches over to block the sun where required. fitted to the island there is a Nikola Tesla glass hob with built in circulating down draft extractor with 3 pendant lights over, twin eye level NEFF integrated ovens which are Pyrolytic, self-cleaning single ovens, freestanding undercounter wine cooler (600 wide), integrated dishwasher, a composite graphite undermounted one and a half bowl sink and a Franke tap over, integrated fridge freezer, in built to a wall unit is a freestanding washing machine which is concealed into the full height unit. The boiler is also integrated into a full height unit which provides domestic hot water and central heating. UPVC double glazed window to the front and UPVC double glazed door to the front which gives access to the drive. Contemporary vertical radiator, feature steps down to the:

Dining Room

Has the feature herringbone flooring, high ceilings inset with spotlights, contemporary horizontal radiator, UPVC double glazed window to the front elevation and two double glazed Velux rooflight windows to the rear. Oak framed and glazed door giving access to a rear hallway.

Rear Hallway

With further contemporary radiator, full height UPVC panelled window and door giving access to WC and sink

Wc

Is separated by a door and both have got UPVC double glazed windows to the front elevation.

Sink has a chrome mixer tap, ceramic tiled splashback and the flooring continues through.

Further Hallway

Gives access to the annexe and into the garage. Having Karndean flooring, horizontal radiator, inset spotlights to the ceiling and door to the garage.

Double Garage

Has up and over door, light and power. Wall mounted Ideal

boiler providing domestic hot water and central heating just for the annexe and fuse boxes for the house and annexe, there is also a separate gas meter for the annexe. Further door which gives access onto the outside drive.

First Floor Landing

With wood panelled walls and louvre fronted door to eaves storage, carpeted flooring, double glazed roof light window and door to bedroom. Wall light to the stairs.

Bedroom

Lovely double bedroom with two double louvre door fronted cupboards, one being shelved out and one with hanging rail for clothes storage, carpeted flooring, double glazed roof light window, contemporary radiator and a further UPVC double glazed window and door which gives access to the beautiful roof terrace.

Roof Terrace

Provides seating with views over the far-reaching fields, the paved area also has cupboards for garden storage, balustrade and staircase down into the garden.

Modern Shower Room

With a three-piece white suite comprising walk in shower cubicle with rain head and separate shower attachment, wash hand basin with chrome mixer tap and low level WC. Fully tiled walls and flooring, chrome wall mounted heated towel rail, UPVC double glazed window which overlooks the roof terrace, inset spotlights to the ceiling and a wall mounted LED mirror light over the sink.

Bedroom

Has UPVC double glazed window to the front elevation, two louvre door fronted cupboards with hanging rail for clothes storage, carpeted floor, inset spotlights and loft access to the ceiling and contemporary radiator.

Annexe

Access from the further hallway via an oak door that has potential for rental as an Airbnb /elderly relative / teenager / extension to the current living accommodation

Open Plan Living Kitchen

Living area:

Has double glazed sliding patio doors to the rear giving access and aspect over the garden and Karndean flooring which continues through from the hall.

Kitchen:

Fitted with a breakfast bar and a range of matching base and wall units with integrated slimline dishwasher, plumbing and space for automatic washing machine, NEFF

integrated electric fan assisted oven, ceramic hob and extractor, ceramic tiled splashbacks, circular sink and drainer with chrome mixer tap over, inset spotlights to the ceiling, horizontal contemporary radiator, an oak dog legged staircase with painted spindles with feature panelling and a deep semi-circular shelf which is a particular feature of the staircase leading to the first floor. Composite door gives access to the side.

First Floor Wide Landing

Is carpeted and has a horizontal radiator, two double glazed rooflight windows and inset spotlights to the ceiling.

Bathroom

With a four-piece white suite comprising; panelled bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, low level WC, corner glazed cubicle with electric shower over, inset spotlights to the ceiling, extractor fan, double glazed rooflight window, shaver light point. The walls are finished with ceramic tiling, ceramic tiled flooring, loft access and a radiator.

Double Bedroom 1

Having UPVC double glazed window to the side elevation, horizontal contemporary radiator, carpeted flooring and inset spotlights and a pendant light to the ceiling.

Double Bedroom 2

With UPVC double glazed bow window to the front elevation with gorgeous far-reaching views over open countryside to the front and front garden, carpeted flooring, one panelled wall, horizontal contemporary radiator, inset spotlights to the ceiling.

Outside

The property is set well back from the road on a generous private plot.

Right of way over a driveway that gives access to the property's own tarmac driveway which leads to several parking spaces for house and annex. Gravelled parking areas, side by side parking and tandem parking. Access to the double garage. Off road parking for six- eight vehicles (if parked correctly!) Feature boundary hedging, shaped front lawn garden flanked with gravelled paths and borders inset with shrubs and trees. Front paved area around the front door with a covered storm porch with inset lighting.

The rear garden is beautifully landscaped with a wealth of features which must be viewed to be fully appreciated. There is a large stone paved patio and paths leading around a shaped lawn, inset borders with shrubs, block paved patio area and gravel and paved steps leading round. Brick enclosed terrace area with timber shed which is gravelled for ease of maintenance and a panel which overlooks adjacent playing fields.









Ground Floor



First Floor

Total floor area 252.5 m² (2,718 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Tenure:Freehold EPC Rating: D

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