



**Ford Barn Moorwood Moor, South Wingfield Alfreton DE55  
7NW**

welcome to

## Ford Barn Moorwood Moor, South Wingfield Alfreton

- Detached stone barn conversion
- superbly appointed
- long driveway and large gardens
- Stunning location
- 

Tenure: Freehold EPC Rating: F  
Council Tax Band: D

offers over

**£400,000**

### Sitting Room

15' 4" x 12' 1" ( 4.67m x 3.68m )  
There is an impressive fireplace with a multi-fuel stove on a raised stone hearth with a stout timber mantle. A character room with beamed ceiling and wall lights and a dual aspect as there are two side windows and double french doors open out to the adjacent patio terrace.

### Kitchen

18' 8" max x 12' 10" max ( 5.69m max x 3.91m max )  
A farmhouse style pippy oak fitted kitchen with bespoke solid cabinets and black granite worktops which have a Belfast ceramic sink and natural limestone tile splashbacks. The floor is Cornish slate slab and there is a substantial ceiling beam and recessed ceiling spotlights.  
The room accommodates a large dining table and there are windows to two sides.  
Appliances include a rangemaster steel range, integrated dishwasher and larder fridge.

### Utility Room

9' 3" x 5' 11" ( 2.82m x 1.80m )  
The Cornish slate slabbed floor continues from the kitchen and the fitted cupboards are also in oak. There is a stainless steel sink and provision for a washer, a dryer and a freezer.  
There is a rear window and entrance

door.

A Worcester oil fired boiler provides central heating and hot water. There are recessed ceiling spotlights and access to a roof void.

### Ground Floor W.C

A suite in white with chrome fittings including a wash basin with limestone tiles and a W.C. Also with Cornish slate slab floor and there is a rear window.

### First Floor Landing

A door from the kitchen opens to the stairs leading to the first floor which has a storage cupboard beneath.  
The landing has a side window, access to the loft and a large storage cupboard.

### Bedroom One

11' 8" x 8' 1" ( 3.56m x 2.46m )  
A double room with vaulted, beamed ceiling and exposed roof trusses. There are extensive fitted wardrobes in pine and two windows to the rear.

### Bedroom Two

10' 2" x 9' 3" ( 3.10m x 2.82m )  
A further double bedroom with side and front windows. There is a built-in wardrobe and a storage cupboard.

### Bathroom

5' 9" x 5' 6" ( 1.75m x 1.68m )  
Trevitene limestone tiled and with a luxurious suite in white including a spa bath with mixer shower and concertina



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#### Property Ref:

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