

# Fletcher & Company

3, The Hollies Main Street, Milton, Derby, DE65 6EF

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Price Guide £525,000

Freehold

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- Stunning Three Bedroom Barn Conversion in the Heart of Milton
- Move-In Ready with Character Features & Modern Finishes
- Spacious, Light-Filled Living Room with Log Burner & Garden Access
- Welcoming Dining Room with Bespoke Fitted Unit
- Bright, Stylish Kitchen with Quartz Surfaces & Integrated Appliances
- Principal Bedroom with En-Suite Shower, plus Two Further Bedrooms
- Family Bathroom & Practical Utility Room with Space for Appliances
- Enclosed Garden with Raised Decking, Gazebo & Outdoor Wood Burner
- Garage, Three Allocated Parking Spaces
- Peaceful Village Location with Scenic Walks, Countryside Views & Local Amenities





## Summary

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A fantastic opportunity to acquire this beautifully presented three-bedroom barn conversion, located in the heart of the highly desirable village of Milton. Combining original character with modern finishes, this move-in-ready home offers spacious and light-filled accommodation throughout.

The property retains charming features and benefits from wooden double-glazed windows and oil-fired central heating. The accommodation comprises an entrance porch leading into a welcoming dining room, guest cloakroom, generous living room with feature log burner and French doors opening onto the garden, a separate utility room, and a bright, well-appointed kitchen with quartz worktops and integrated appliances.

Upstairs, the landing leads to a principal bedroom with en-suite shower room, two further bedrooms and a family bathroom.

Externally, the enclosed rear garden enjoys rural views and has been designed for low maintenance, with mature borders and a raised decking area with wooden gazebo, ideal for entertaining. The property also benefits from two allocated parking spaces, a garage, and additional parking in front of the garage.

# F&C

## The Location

The picturesque village of Milton is set amidst beautiful open countryside, offering an idyllic rural lifestyle with scenic walking routes right on the doorstep and a highly regarded village pub at its heart. The neighbouring village of Repton enhances the appeal further, providing an excellent range of amenities including the renowned Repton School, well-respected primary schools, charming independent shops and a selection of popular pubs and eateries.

Milton is also perfectly positioned for access to Willington, offering additional facilities including a train station with convenient commuter links and attractive canal-side walks. The surrounding area is rich in countryside and heritage, with nearby destinations such as Staunton Harold, Foremark Reservoir and Calke Abbey in Ticknall providing endless opportunities for leisure, outdoor pursuits and family days out.

## Accommodation

### Ground Floor

#### Living Room

15'5" x 13'10" (4.72 x 4.22)

A wonderfully spacious reception room with tall ceilings and an abundance of natural light. Patio doors open directly onto the garden, creating a seamless indoor-outdoor flow. The room is neutrally decorated with engineered oak flooring and benefits from a feature log burner set within a striking black slate hearth, complemented by exposed painted beams and a decorative beam above the fireplace. Two ceiling light fittings and a radiator complete this inviting and airy space.



## Dining Room

15'4" x 14'3" (4.68 x 4.35)

Welcomed directly from the front door, this beautifully proportioned and light-filled dining room immediately sets the tone for the rest of the home. A warm and inviting space, it perfectly balances character and contemporary styling.

The room features bespoke fitted cabinetry with luxurious quartz worktops and a wine cooler below, ideal for entertaining. Engineered oak flooring and charming painted beams enhance the character, while tasteful décor keeps the space feeling bright and airy.

From here, the accommodation flows naturally through to the kitchen, creating a seamless and sociable ground floor layout suited to modern living. There is also direct access to the utility room and ground floor WC, ensuring excellent day-to-day practicality. Stairs rise to the first floor, and the overall impression is one of space, light and effortless flow throughout.



## Kitchen

15'6" x 9'1" (4.73 x 2.78)

A stylish and hand made wooden kitchen fitted with soft pale green wall and base units, with brushed brass handles. Quartz worktops provide a luxurious finish, complemented by a matt black sink with drainer and mixer tap beneath a wooden-framed window overlooking the front aspect. The kitchen is well equipped with an induction hob, two Bosch electric ovens, extractor fan, integrated dishwasher and built-in wine rack. There is space for an American-style fridge freezer (available by negotiation) and a portable island enhances both storage and preparation space. Finished with chrome sockets, charcoal rail radiators, spotlights and original beams, this is a bright and sociable heart of the home.



### Utility Room

6'10" x 5'11" (2.09 x 1.81)

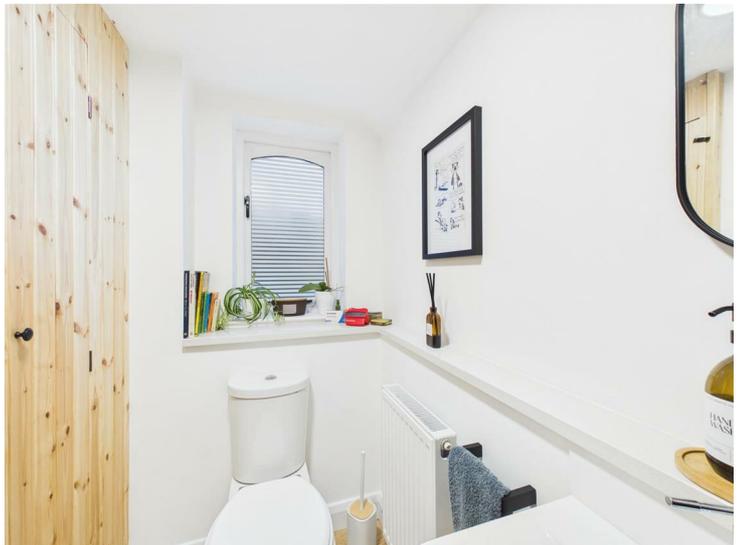
A practical and well-appointed space with quartz worktops, stainless steel sink and privacy window. There is space for three utility appliances. Continuous flooring flows from the kitchen, and a small radiator provides comfort.



### Downstairs Cloakroom

5'8" x 3'8" (1.75 x 1.14)

A spacious cloakroom with a large privacy window allowing excellent natural light. Fitted with a wash basin with storage beneath, WC with push flush, additional storage cupboard and shelving. The consumer unit is located here, reflecting the recent full rewire, along with the heating timer control.



### First Floor Landing

16'7" x 3'1" (5.08 x 0.94)

Carpeted in grey with white painted walls, feature chandelier and Velux window flooding the space with natural light. Decorative wall lights, chrome sockets and a radiator with decorative cover enhance the bright and airy feel. A useful double storage cupboard with shelving provides excellent additional storage.



### Bedroom One

11'11" x 11'1" (3.65 x 3.40)

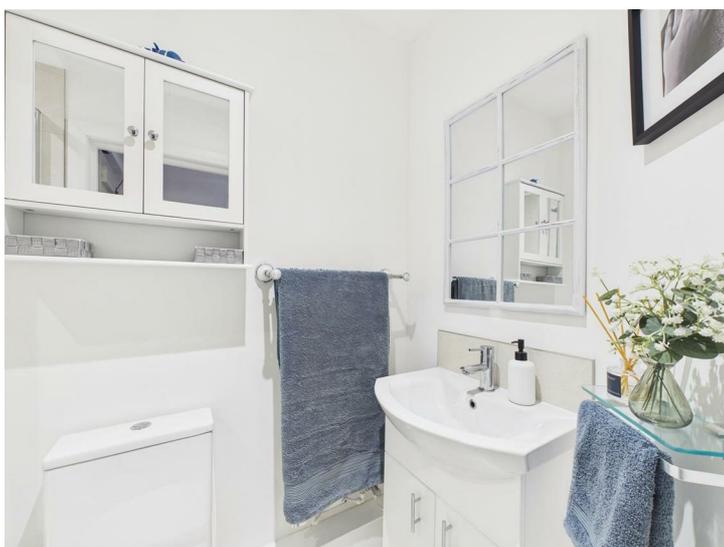
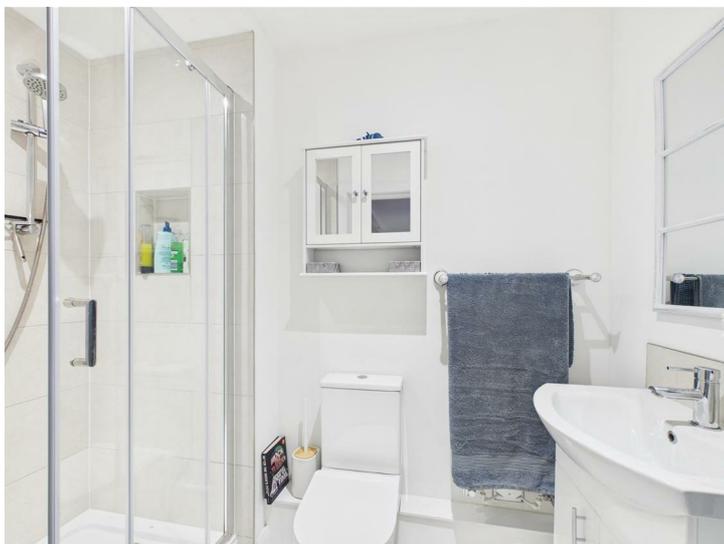
A stunning principal bedroom with tall ceilings and original exposed beams, filled with natural light from two windows overlooking the peaceful garden. The room comfortably accommodates a king-size bed and includes a built-in storage cupboard with hanging rail, providing the perfect space for a wardrobe. Finished with grey carpeting and white painted walls, this elegant bedroom combines character with practicality.



## En-Suite

7'7" x 3'10" (2.33 x 1.19)

A modern en-suite featuring a full-height tiled double shower with a built-in shelf, a WC with push-flush, and a wash basin with a tiled splashback and storage cupboard. The space includes tiled flooring and a built-in cupboard with shelving and rails for added practicality. Dual-fuel radiators provide year-round comfort, using electric elements during warmer months when the central heating is off.



## Bedroom Two

15'6" x 9'2" (4.74 x 2.81)

A generously sized king bedroom, neutrally decorated and filled with light from the front-facing window. Grey carpet, USB plug sockets, radiator and a built-in cupboard/wardrobe make this a comfortable and functional space.



### Bedroom Three

12'2" x 6'11" (3.72 x 2.12)

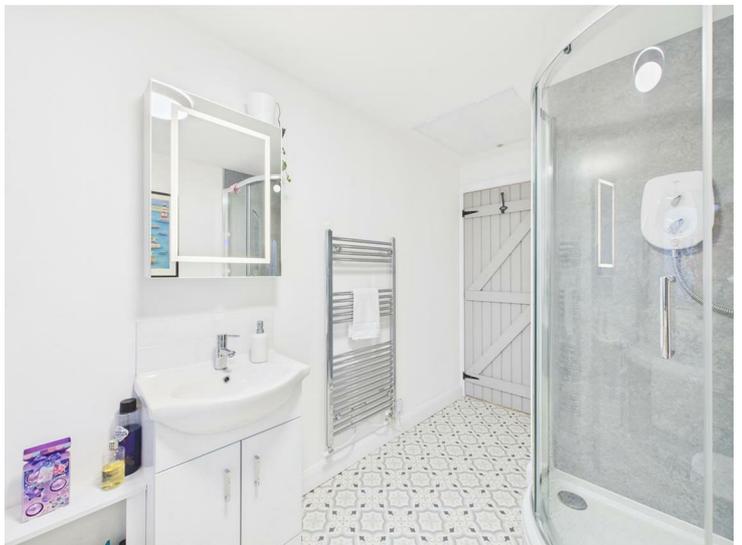
A well-proportioned double bedroom overlooking the front aspect, currently utilised as a home office. Featuring an original beam, grey carpet and painted radiator, this versatile room offers flexibility for family living or remote working.



## Bathroom

9'8" x 6'3" (2.95 x 1.93)

A bright and well-appointed family bathroom with corner electric shower, bath with central hot and cold taps, wash basin with storage below and chrome dual-fuel heated towel radiator. Grey panelling and white walls create a fresh finish, while built-in storage enhances practicality. A loft hatch with ladder and light provides access to the fully boarded loft space.



## Loft

Fully boarded with lighting, ladder access and a single power point, offering excellent additional storage.

















































































































































































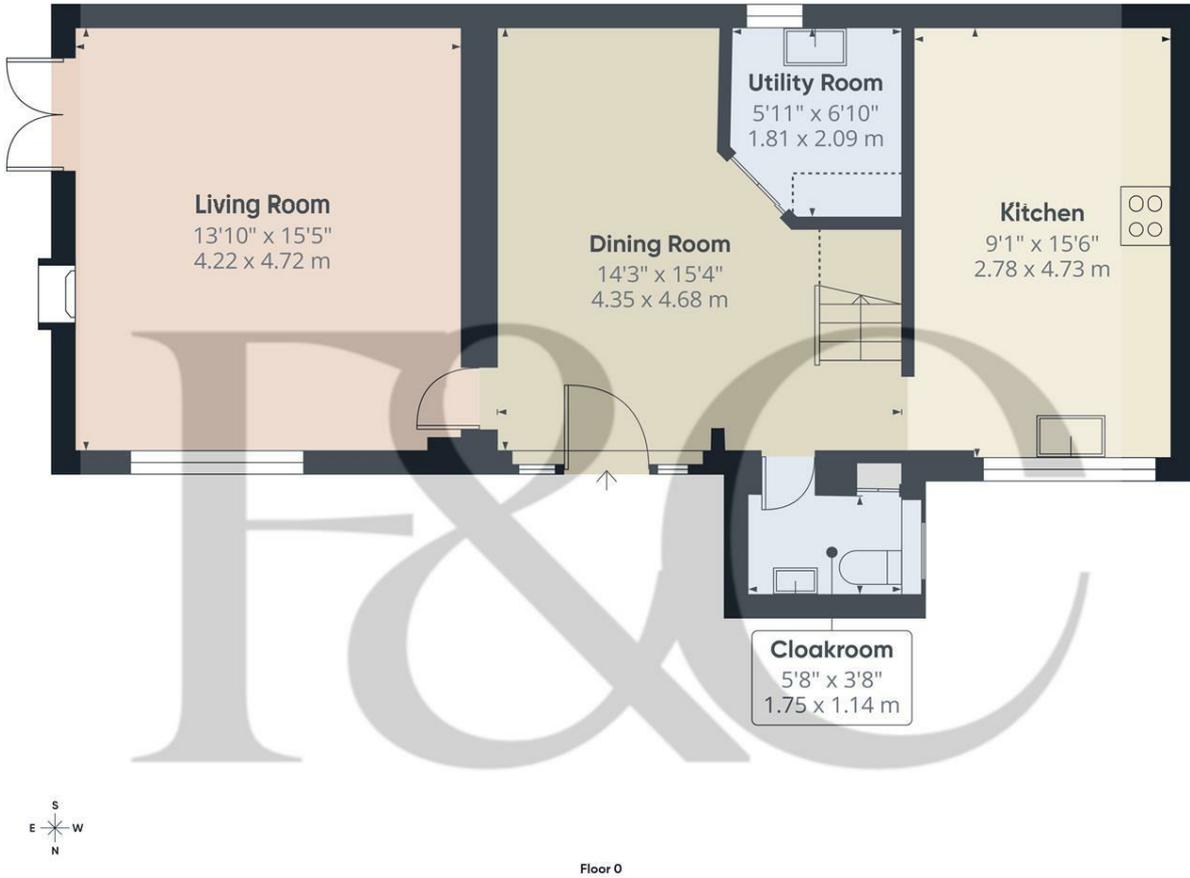












**Approximate total area<sup>(1)</sup>**  
605 ft<sup>2</sup>  
56.1 m<sup>2</sup>

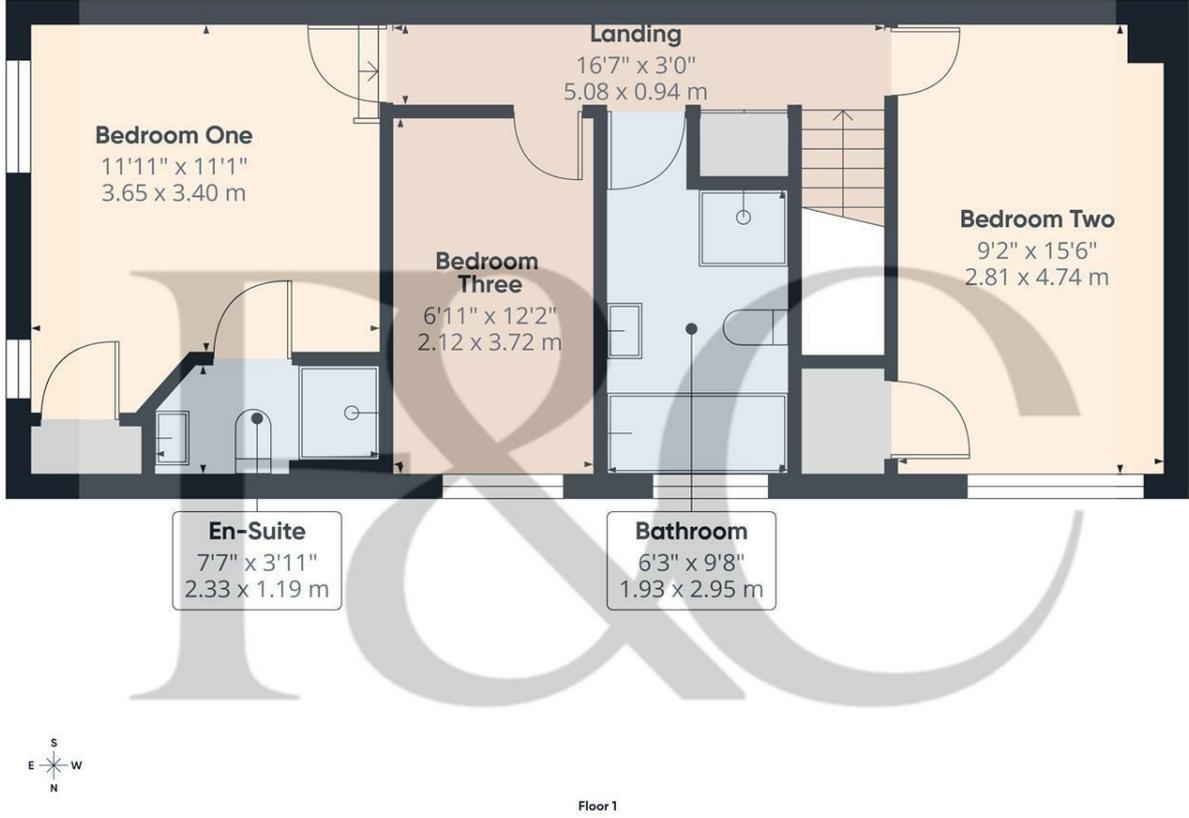
**Reduced headroom**  
15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(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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**Approximate total area<sup>(1)</sup>**  
541 ft<sup>2</sup>  
50.2 m<sup>2</sup>

(1) Excluding balconies and terraces.

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Council Tax Band: D  
Tenure: Freehold



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	