2 Carr Farm Barns

Wetton, Ashbourne, DE6 2AF

Recently converted Grade II listed barn in the sought-after village of Wetton. Offering two double bedrooms, vaulted ceilings, exposed beams, ground floor living, air source heating with wet underfloor heating, off-street parking and no upward chain.

Offers over £400,000

John German

Offered for sale with no upward chain, this recently converted Grade II listed two-bedroom barn, formerly part of Chatsworth Estate and combines the character of a traditional barn with the benefits of a high specification modern conversion. Situated in the popular Peak District village of Wetton, the property provides well-planned ground floor accommodation throughout, making it well suited to a couple looking to downsize, purchasers requiring single-level living, or those seeking a holiday home or holiday let investment. Character features including vaulted ceilings and exposed beams are complemented by high quality modern fixtures and fittings, creating a practical and comfortable home.

The accommodation comprises an open plan living and dining space with impressive vaulted ceilings, two double bedrooms and a contemporary bathroom. The property benefits from an air source heat pump serving a wet underfloor heating system throughout, providing efficient and consistent heating. Externally, there is a low maintenance front garden area together with off-street parking. Located within the sought-after village of Wetton, with easy access to the surrounding Peak District National Park, this attractive barn conversion offers a rare opportunity to acquire a character property finished to a high standard in a desirable rural location.

The open plan living dining kitchen features porcelain tiled flooring throughout and an impressive vaulted ceiling, creating a bright and spacious living area. The kitchen is fitted with quartz work surfaces incorporating an inset stainless steel sink with adjoining drainer and chrome mixer tap, complemented by matching quartz upstands. A range of base cupboards and drawers provide ample storage, together with integrated Bosch appliances including an oven and grill, four-ring induction hob with extractor hood, fridge freezer and dishwasher. Matching wall mounted cupboards complete the kitchen.

A step leads to the inner lobby, which features oak flooring and provides access to both bedrooms and the bathroom. The bathroom is fitted with wood effect tiled flooring and a contemporary Villeroy & Boch suite comprising a floating low-level WC, circular wash hand basin with chrome mixer tap set on a vanity unit with storage drawers beneath, and a Quaryl bath with chrome mixer tap and handheld shower attachment. A separate double shower unit is fitted with a chrome mains-fed rainfall shower and recessed shelf. Additional features include an extractor fan, Villeroy & Boch mirrored cabinet with integrated shaver charging point, and a chrome ladder-style electric towel rail.

Bedroom one is a spacious double room featuring an attractive wood-panelled headboard wall, together with a fitted wardrobe and a separate storage cupboard. Bedroom two is a further double bedroom with dual aspect windows to the front and side elevations, allowing for plenty of natural light, and benefits from a wood-panelled headboard feature. Accessed externally, the plant room houses the air source heat pump, hot water cylinder and consumer unit.

To the front of the property is a low maintenance garden area, providing an attractive outdoor seating space with minimal upkeep. The property also benefits from driveway providing ample off-street parking.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Air source heat pump
(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: Staffordshire Moorlands District Council / Tax Band
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/20072026
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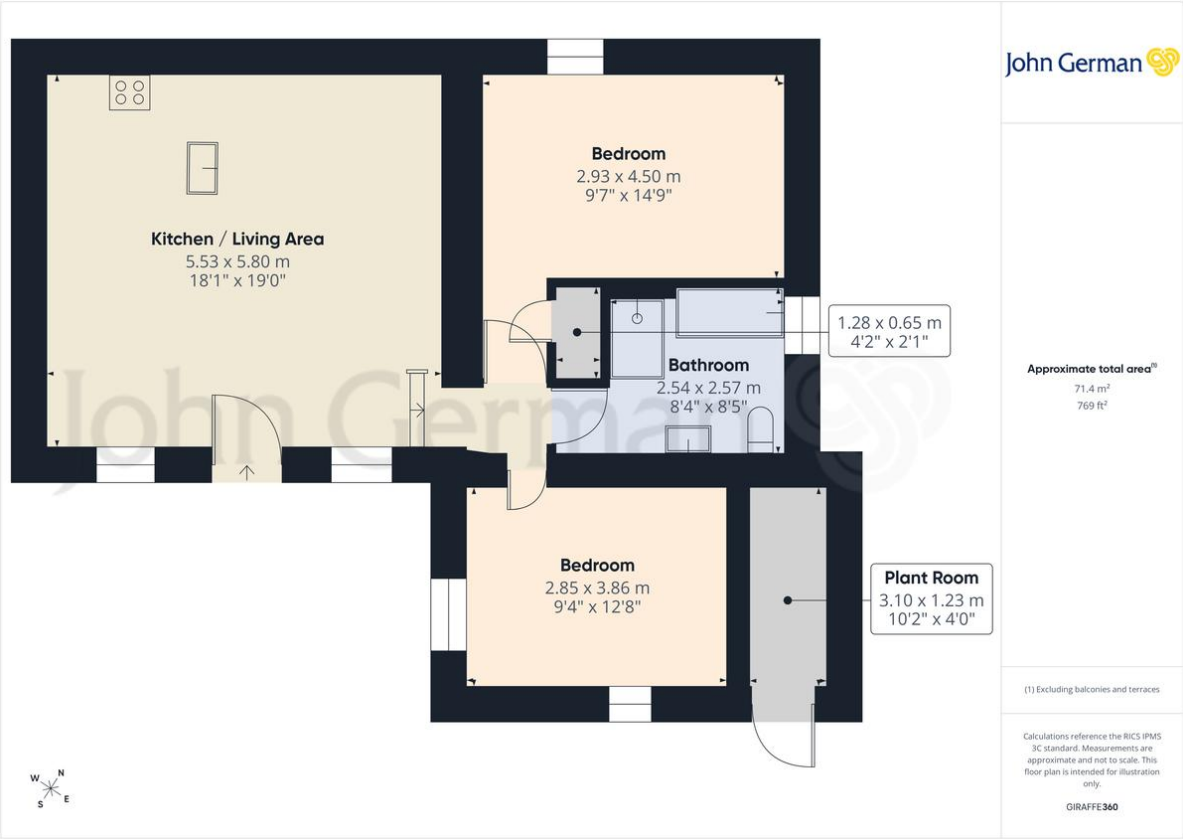

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John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

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