

Moreton Lane

Draycott-in-the-Clay, Ashbourne, DE6 5BZ

John
German



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£685,000

This detached character barn conversion boasts wonderful countryside views and a stunning interior, featuring an amazing living room, bespoke kitchen, character dining room, fabulous garden room with bifold doors, three bedrooms, ensuite and bathroom, plus generous private gravelled driveway with parking for four cars.

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Featuring charm and character, combined with modern comforts, this barn conversion impresses inside and out. Set in a lovely countryside location with wonderful views, together with the convenience of excellent transport links. Positioned at the rear of this courtyard setting, it offers a fantastic retreat. The property is beautifully presented throughout and ready to move into.

The hall offers a welcoming entrance with stairs and doors leading off, together with a handy cupboard for coats and shoes, plus a guest WC. To the left is an outstanding living room; a substantial space enhanced by a high vaulted ceiling with revealed beams, views to front and rear, and a lovely inglenook style fireplace with stove, adding a cosy feel.

The bespoke kitchen is a great space for relaxing and entertaining featuring a breakfast bar and quality worksurfaces. There is a range style cooker and a two draw dishwasher, window framing courtyard views and a door off to a superb dining room with a stone fireplace. This room could also be used as a large home office or cosy snug. The kitchen opens into a wonderful garden room, which is a light filled space with wide bifold doors taking full advantage of garden, farm and countryside views, together with a high ceiling.

The first floor landing has a low window and doors off to three double bedrooms and the well-appointed family bathroom. The spacious, character master bedroom enjoys a vaulted ceiling with revealed timbers, skylights and a luxurious ensuite. Bedroom two is also a highlight, with views front and rear, and bedroom three has a built-in cupboard.

The landscaped rear garden features shaped lawns, a block paved terrace and a further large terrace at the bottom of the garden with summer house and shed. There is a generous private gravelled drive with woodstore and gates to the garden, which may offer additional vehicle hard standing. A thoughtfully positioned EV charger on the driveway adds functionality without detracting from the property's aesthetic or view.

The barn is in a secluded countryside location, and we would recommend buyers use the what3words reference which will take you straight to the front door - [///mows.wired.dive](https://www.what3words.com////mows.wired.dive)

Agents notes:

There is no mains gas.

The barn is set in a courtyard style development with shared access to the properties drive.

It is common for property Titles to contain covenants; a copy of the Land Registry Title is available to view on request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: LPG gas boiler (shared tanks which are metered for each property)

Electric underfloor heating in the garden room.

(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: East Staffordshire Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/12092025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



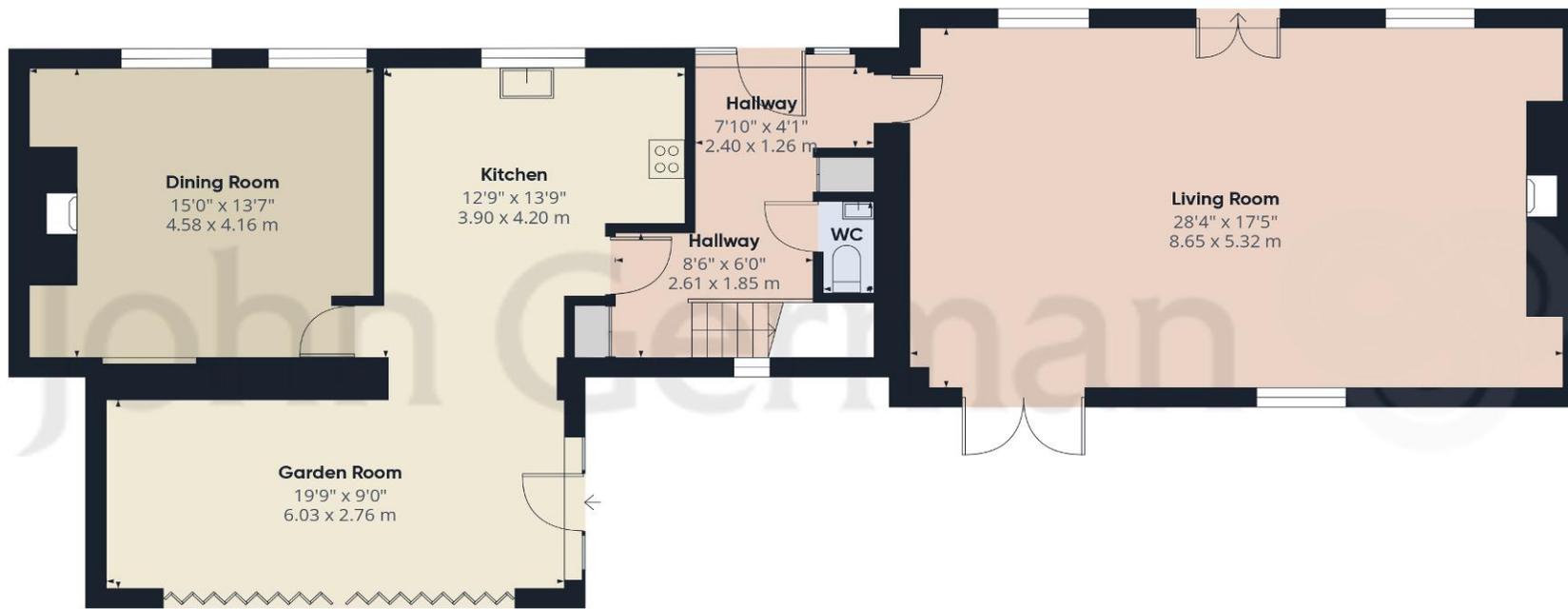












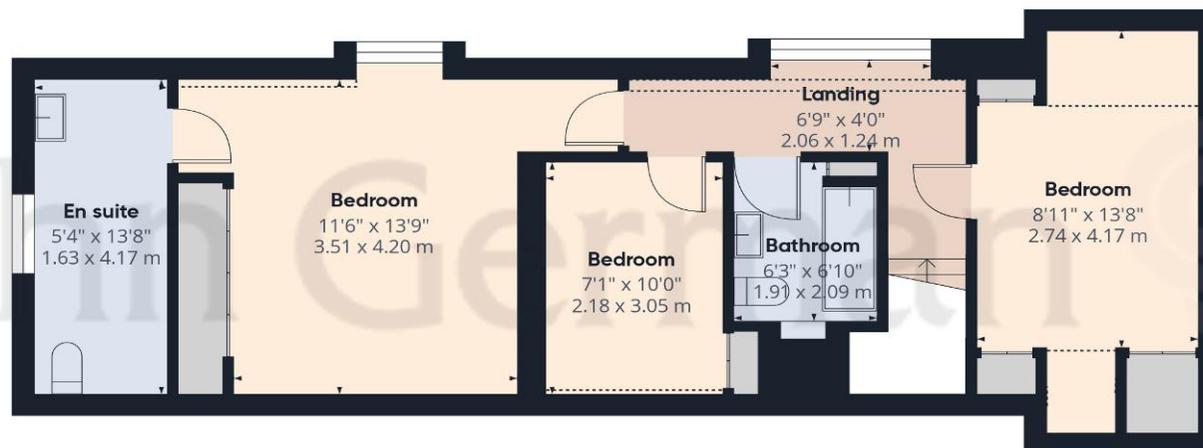
Ground Floor

Approximate total area⁽¹⁾

1757 ft²
163.4 m²

Reduced headroom

39 ft²
3.7 m²



Floor 1

(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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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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