



Top Barn, Rakes Road

Monyash, DE45 1JL

Blending character with modern comfort, the property retains a wealth of original features, including exposed roof beams, limestone walls, and solid oak windows and doors. Natural limestone tiled flooring extends through the entrance hallway, kitchen, and cloakroom, while central heating and hot water are provided by an oil-fired Worcester Bosch combi boiler.

The welcoming entrance hallway showcases an exposed limestone wall framed by an oak beam, setting the tone for the character found throughout the home. The well-appointed kitchen is fitted with a range of hand-painted Shaker-style wall and base units complemented by reclaimed hardwood worktops, a Belfast sink with instant hot water tap, and preparation area. A Smeg range cooker with an electric oven, gas hob, and stainless steel extractor hood is included in the sale. The kitchen also benefits from LED lighting, ample appliance space, useful understairs storage housing the central heating boiler, and a stable door opening onto the rear garden.

The cloakroom is fitted with a WC, a wall-mounted vanity unit with wash basin, and additional built-in storage, providing a practical space for coats and footwear.

The spacious and light-filled dining room is a versatile reception space, featuring an impressive full-height window set within the original arched opening, together with additional character windows and views over the rear garden. Currently arranged as a dining room it offers flexible accommodation to suit a variety of lifestyles.

Steps with oak treads lead to the impressive sitting room,



- Three bedroom semi-detached Grade II listed converted barn in Monyash
- Kitchen with Range
- Family bathroom
- No onward chain

- Picturesque village with attractive Mere
- Impressive dining room with arched window
- Generous garage and off road parking

- Entrance hall with cloakroom/WC
- Sitting room with wood-burning stove
- Attractive rear garden



where a vaulted ceiling and exposed timbers create a wonderful sense of space. A wood-burning stove is set within a full-height chimney breast on a stone hearth with a granite lintel, forming an attractive focal point. Large windows to both the front and rear allow natural light to flood the room while providing pleasant views.

The staircase rises to the first-floor landing, illuminated by a skylight and featuring original exposed beams and solid oak flooring. The principal bedroom enjoys a vaulted ceiling with exposed timbers, a skylight, and a deep-set window that lends itself perfectly to a window seat, together with access to additional loft storage. The second bedroom also features a vaulted ceiling with its original A-frame and exposed beams, while the third bedroom provides an ideal single bedroom, nursery, guest room, or home office.

The contemporary family bathroom continues the blend of traditional character and modern convenience, with exposed beams, a skylight, a bath with shower over and folding screen, a vanity unit with inset basin, a heated illuminated mirror, LED downlighting, and a WC.

Outside, the substantial garage workshop offers excellent versatility, featuring double doors, side access, extensive fitted workbenches, multiple power points, generous roof storage, and an external power socket. In front of the garage is ample parking for three vehicles.

To the rear, the beautifully landscaped private garden has been thoughtfully designed with a lawn, mature trees, established shrubs and borders, and a series of Indian sandstone paved and gravelled seating areas arranged across different levels. A secluded outdoor dining terrace provides an ideal space for entertaining, while pathways and steps lead conveniently to the driveway and garage. The garden enjoys a pleasant outlook and two log stores are included in the sale.

Monyash is a thriving Peak District village centred around its attractive village green and offers a highly regarded Ofsted-rated primary school, a popular village pub and café, church, Methodist chapel, village hall, and play park. Surrounded by the stunning countryside of the Peak District National Park, the village provides immediate access to superb walking in nearby Lathkill Dale and along the Tissington Trail, while the historic market town of Bakewell, Haddon Hall, and Chatsworth House are all within easy reach. An internal inspection is highly recommended to fully appreciate the quality, character, and versatility of this delightful home.

NO ONWARD CHAIN

Important Information

Anti-Money Laundering (AML) Checks - As part of making

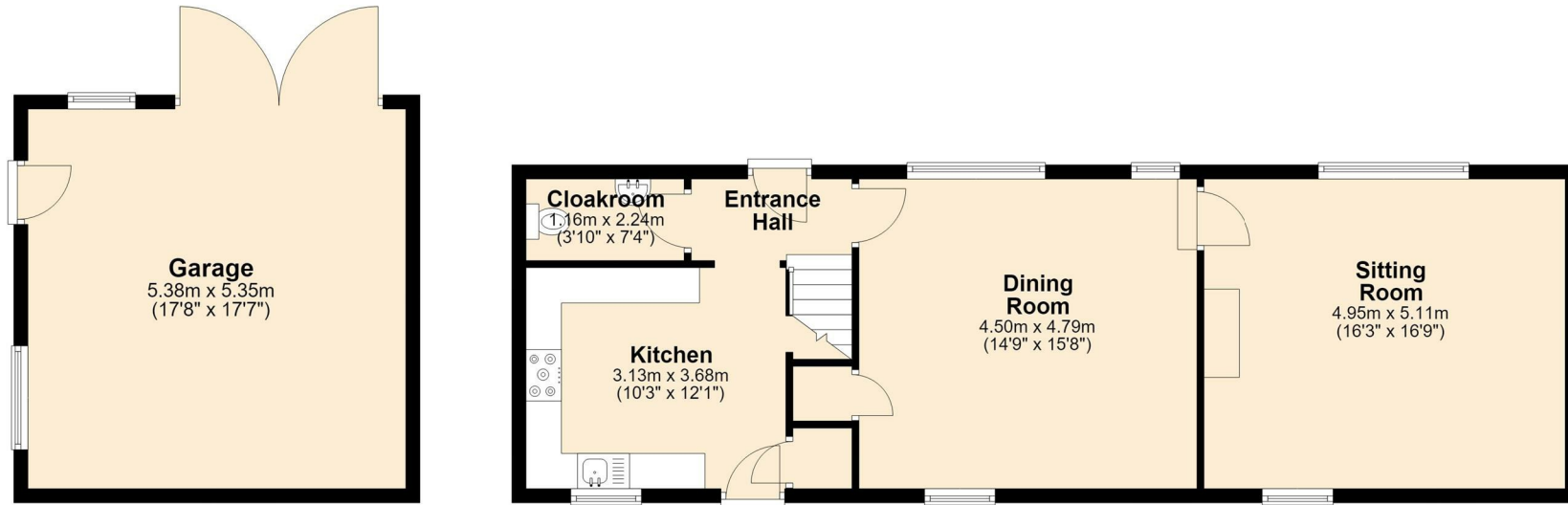






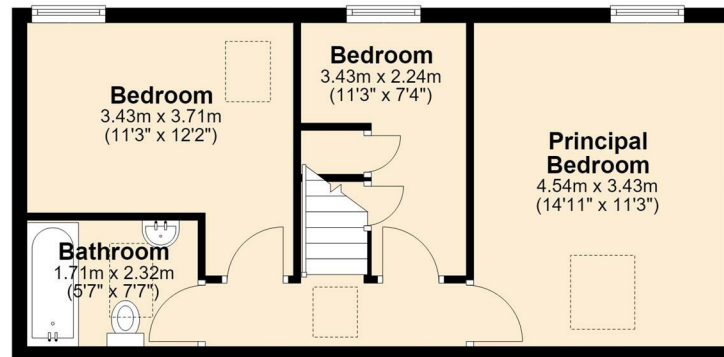
Ground Floor

Approx. 93.3 sq. metres (1004.4 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.7 sq. feet)



Total area: approx. 134.9 sq. metres (1452.1 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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