

The Bowley

Diseworth, Derby, DE74 2QL

John
German





The Bowley

Diseworth, Derby, DE74 2QL

£600,000

A simply stunning barn conversion spanning approximately 1,670 sq. ft., beautifully reimagining living spaces celebrating rich architectural detail. Featuring a jaw-dropping open-plan living and dining room with vaulted ceiling, paired with a stylish open-plan living/dining kitchen. There are three generous king-sized bedrooms served by three luxurious bathrooms, plus a dedicated home office overlooking a charming courtyard garden. Outside there is double garaging and lawned gardens backing onto open fields.



John German 

A simply stunning barn conversion spanning approximately 1,670 sq. ft., beautifully reimagining living spaces celebrating rich architectural detail. The accommodation features a jaw-dropping open-plan living and dining room with vaulted ceiling, paired with a stylish open-plan living/dining kitchen. There are three generous king-sized bedrooms served by three luxurious bathrooms, plus a dedicated home office overlooking a charming courtyard garden. Outside, the property enjoys double garaging and lawned gardens backing onto open fields.

Passing mature wisteria and a scented climbing rose, you reach the sheltering canopy porch. Behind the handsome oak door lies a beautifully reimagined and deceptively spacious barn conversion. You step inside to a gleaming, polished porcelain tile floor that flows through the kitchen-a versatile heart of the home where three zones seamlessly blend to create an incredible space for entertaining and family gatherings.

The kitchen features an extensive array of oak-fronted base and wall cabinets wrapped around three sides, complemented by contrasting black granite countertops. A central island provides breakfast seating alongside an inset Neff induction hob with a floating extractor hood above. Further integrated features include an eye-level Hotpoint oven and grill, an under-counter sink with a pull-out spray tap, a pull-out pantry cupboard, plumbing for an American-style fridge-freezer, and built-in washing machine, tumble dryer, and dishwasher. With ample room for a large family sofa and dining table, this triple-aspect space is constantly bathed in natural light. The true centerpiece, however, is the bespoke oak block winding staircase-a striking feat of engineering and design that serves as both a wonderful talking point and a grand access to the first floor.

A long corridor leads away from the kitchen, framed by a window overlooking the walled courtyard garden. Here, sliding oak barn doors reveal a ground-floor king-sized bedroom complete with oak flooring and fitted wardrobes. Serving this floor is a beautifully refitted shower room, boasting an oversized walk-in, fully tiled shower enclosure with a glazed screen and mains-fed shower, alongside a concealed-cistern WC and a floating shelf topped with a striking stone wash basin and mixer tap.

At the end of the corridor, steps lead up to a grand 25' x 15'10" open-plan living and entertaining room. The space is truly breathtaking, featuring vaulted ceilings with exposed roof trusses that rise overhead. A full-height feature fireplace houses an inset log-burning stove, creating a cozy focal point for the sitting area, while the generous floor plan easily accommodates a substantial dining table. Patio doors open directly into the walled courtyard garden. Tucked just off the dining area and also opening onto the courtyard is a quiet, dedicated study, perfect for home working.

On the first floor

A beautiful, contemporary Crittall-style barn door opens into a dedicated dressing area featuring wide oak floorboards, a glazed skylight, and a sleek glass sliding door leading to a stunning bathroom. Here, a luxury freestanding bath with a pillar mixer tap takes center stage alongside an oversized corner quadrant shower wrapped in stylish Metro tiling-which extends across two walls. The room is anchored by a bespoke vanity featuring a live-edge solid timber shelf with twin freestanding basin bowls, complete with polished tiled flooring and a ladder radiator. The principal bedroom is excellently proportioned and has a bank of wardrobes along one wall.

Bedroom two, a king-sized bedroom features characterful canopy ceilings, wide oak flooring, a contemporary radiator, and a wall-to-wall bank of three fitted double wardrobes. The room benefits from a private en-suite shower room fitted with a floating vanity unit with three inset drawers, a wash basin with a tall mixer tap, WC, and a large shower enclosure boasting both an overhead rainfall shower and separate hand shower attachment, completed by a contemporary towel radiator.

Outside

Externally, the property benefits from a superb, fully enclosed courtyard garden complete with raised planters and a desirable, sun-drenched westerly aspect. Across the shared driveway, you will find a double garage with dedicated private parking in front. From here, steps lead up and around to a private, "secret" lawned garden, there is hedge row backdrop with fields beyond.

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: Traditional

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

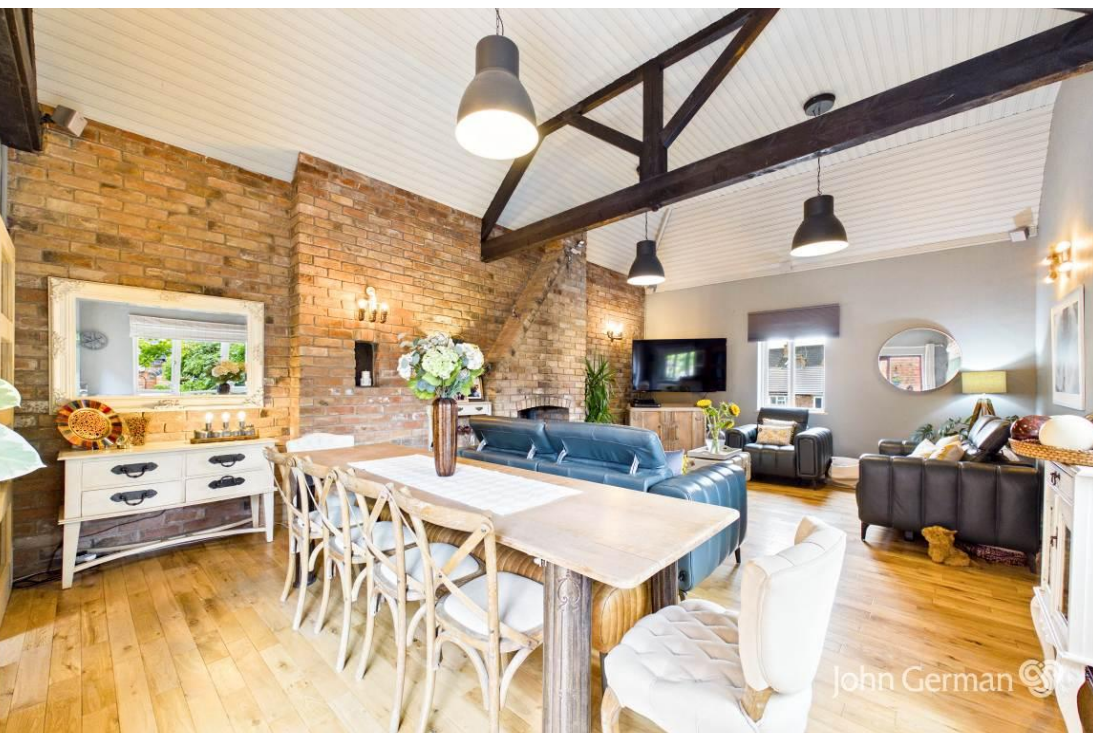
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band D

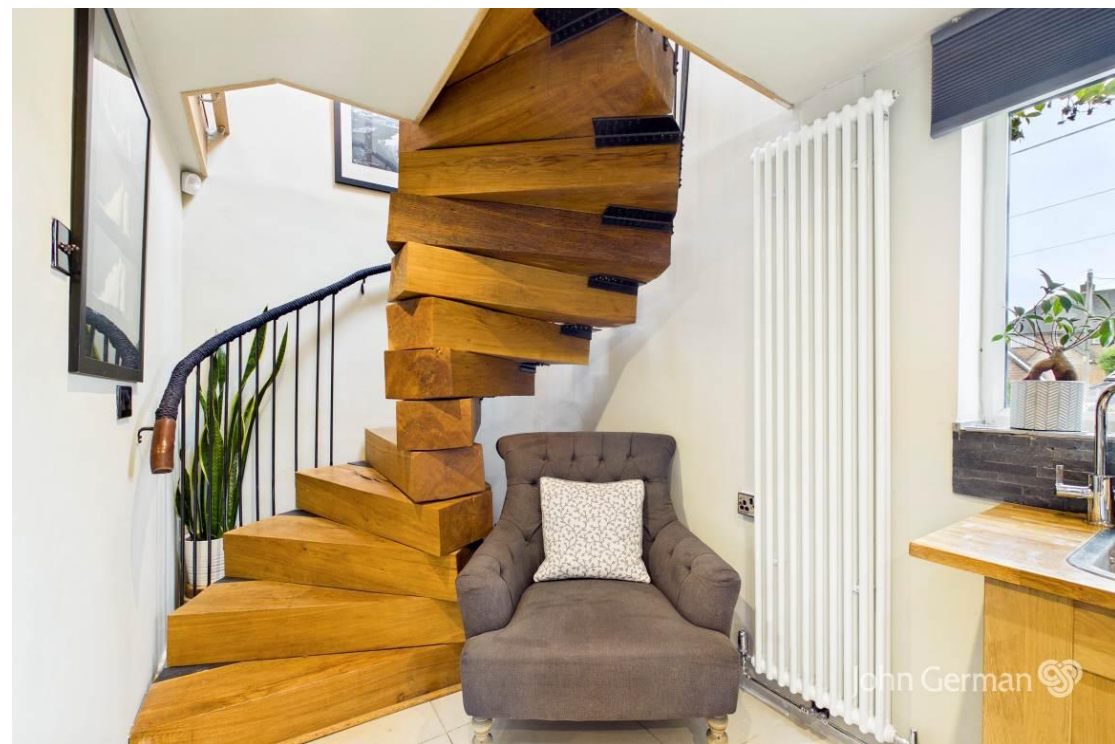
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04092026

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 AMLID 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



Floor 1



Approximate total area⁽¹⁾

155 m²

1669 ft²

Reduced headroom

2.8 m²

31 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johnngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



