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The Mews  
Hawley House Farm Codnor  
Denby Lane  
Denby Village  
Derby  
Derbyshire  
DE5 8PT

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SCARGILL  
MANN & CO

EST. 1995

#### GENERAL INFORMATION

Two-storey barn conversion located within a small exclusive courtyard development surrounded by Derbyshire countryside. The property has recently been completed to an exceptionally high standard. Featuring LPG gas central heating, sealed unit double glazing and the floor finishes include polished solid oak, ceramic floor tiles with under floor heating and quality fitted carpets. The ground floor includes an entrance hall with cloaks cupboard and fitted guest's cloakroom off. Dining room with feature staircase to the galleried landing over and the dining room opens onto the sitting room. Superbly fitted breakfast kitchen with a range of matching units featuring polished granite preparation surfaces and the range of integrated appliances include an oven, hob, dishwasher, automatic washing machine, fridge and freezer. On the first floor there are three bedrooms, two having well appointed en-suite shower rooms plus a luxuriously appointed family bathroom.

The property is constructed of brick beneath a roof of slate with the front relieved by sash-style double glazed windows, dressed stone sills and lintels and is set back from the courtyard behind a natural stone paved garden and there are two car parking spaces.

#### LOCATION

Denby village offers local amenities to include shops, reputable schools at all levels including the noted Denby free primary school and John Flamstead school, Bulls Head public house, Village Inn, cricket ground, historic Denby Pottery and bus services. It is situated on the doorstep of beautiful open countryside and enjoys some delightful scenery and country walks.

Hawley House Farm is approximately half a mile from the centre of Denby Village which is highly convenient for local centres including Derby, some eight miles to the south. Other principal centres include Nottingham approximately twelve miles to the east and Junction 26 of the M1 motorway is approximately ten miles away. In addition the famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park is situated approximately twelve miles to the west.

#### ACCOMMODATION





#### ENTRANCE DOOR

Ceramic tiled floor, recessed ceiling lighting.

Particular attention is drawn to the solid oak internal doors.

#### BUILT-IN CLOAKS CUPBOARD

With light fitting and matching tiled floor.

#### GUEST CLOAKROOM

Again featuring very stylish white fittings complemented by ceramic half wall tiling and a tiled floor and including a wash basin with mixer tap, low suite w.c., central heating radiator, wall mirror, extractor, cupboard housing the wall mounted electric trip switches.

Oak-framed glazed door from the hall to:

#### SITTING ROOM/DINING ROOM

With very attractive baronial-style staircase having delicate white balusters and polished wood banister rail in two flights to the first floor galleried landing over.

#### SITTING ROOM AREA

4.65m x 4.09m (15'3" x 13'5")

Polished oak flooring, two central heating radiators, TV aerial point, telephone jack point, recessed ceiling lighting, two sash-style double glazed windows overlooking the courtyard.

#### DINING ROOM AREA

3.90m x 3.51m (12'9" x 11'6")

The measurements including the staircase with useful understairs storage cupboard. Matching polished oak flooring, telephone jack point, thermostat control for the central heating, further oak-framed glazed door to:

#### DINING KITCHEN

5.10m x 6.68m (16'8" x 21'10")

Polished marble tiled floor with under floor heating. Excellent range of matching units principally



in white with brushed aluminum handles and including a very extensive "U" shaped full room width polished hardwood preparation surface with inset "state-of-the-art" stainless steel one and a half sink unit with stylish mixer tap over. Range of under cupboards, drawers and integrated appliances include dishwasher, automatic condensing washing machine / tumble dryer, inset five-plate stainless steel LPG gas hob with stainless steel splashback and stylish glass and stainless steel canopy over incorporating a variable speed extractor and electric light. Eye-level CDA fan-assisted electric double oven, again finished in stainless steel with matching microwave oven over plus cupboard over and beneath. Adjacent shelved tall cupboard and further adjacent integrated refrigerator and freezer. Range of eye-level cupboards with concealed pelmet lighting and including two china cabinets and a further cupboard with roller shutter door. Recessed ceiling lighting, TV aerial point, telephone jack point, sash-style double glazed window overlooking the courtyard.

#### ON THE FIRST FLOOR

##### GALLERIED LANDING

With balustrade to match the staircase, cathedral-style ceiling with exposed trusses and purlins which are illuminated by up lighting and attractive stairwell light. Central heating radiator. Sash-style double glazed window plus double glazed roof light.

##### PRINCIPAL BEDROOM

4.06m x 4.49m (13'3" x 14'8")

Central heating radiator, telephone jack point, TV aerial point, central heating radiator, exposed purlins, additional adjustable lighting, sash-style double glazed window, Velux double glazed roof light.

##### EN-SUITE SHOWER ROOM

Again fitted to a very high standard with a white suite complemented by ceramic half wall tiling and ceramic tiled floor with under floor heating. Shower with curved glazed doors, chromium-plated shower fitting, wash basin with stylish mixer tap, electric shaver point over together with an illuminated mirror and adjacent mirror-fronted medicine cabinet. Low suite w.c. Additional lighting. "Ladder-style" chromium-plated heated towel rail. Velux double glazed roof light.



#### INNER LANDING

Cylinder cupboard housing an unvented pressurised hot water cylinder together with a wall mounted LPG gas fired condensing boiler.

#### BEDROOM TWO

4.59m x 2.72m (15'0" x 8'11")

The latter measurement plus a lobby recess with door to the adjacent bedroom. Telephone jack point, central heating radiator, exposed ceiling truss and purlins, ceiling lighting, sash-style double glazed window and additional Velux double glazed roof light.

#### EN-SUITE SHOWER ROOM

Again appointed to a very high standard with ceramic half wall tiling and ceramic tiled floor with under floor heating. Superior white suite including a shower with curved glazed doors and chromium-plated fitting. Porcelain wash basin with mixer tap and mirror over incorporating a medicine cabinet, electric shaver point, low suite w.c., "ladder-style" heated towel rail. Recessed ceiling lighting and extractor fan.

#### BEDROOM THREE

3.21m x 2.78m (10'6" x 9'1")

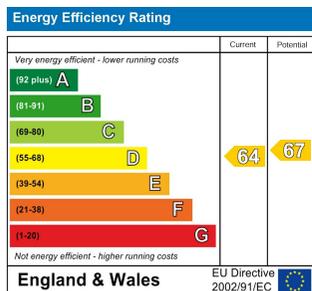
Fine exposed ceiling truss and purlins, central heating radiator, telephone jack point, TV aerial point, Velux double glazed roof light.

#### FAMILY BATHROOM

Which again must be seen to be appreciated having very stylish contemporary fittings, complemented by ceramic half wall tiling and ceramic tiled floor with under floor heating. Double-ended oval bath on four feet with headrest and mixer tap, wash basin with glass display shelf beneath together with a chromium-plated towel rail and mixer tap plus electric shaver point over and circular illuminated mirror over. Low suite w.c., adjustable lighting, illuminated truss and purlin, Velux double glazed roof light. Chromium-plated "springstyle" heated towel rail/radiator.

#### OUTSIDE

Extensive natural stone sun terrace and patio bordered by low brick walling. Two car parking spaces are provided.



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