Rodsley Lane

Yeaveley, Ashbourne, DE6 2DT

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£700,000

Four bedroom barn conversion with over 2,300 sq ft of flexible accommodation, set in approx 0.26 acre. Character features throughout, open plan dining kitchen, two reception rooms, study, double garage, large garden with field views and no upward chain.

The Barn is a four bedroom barn conversion offering generous and flexible accommodation, with a gross internal floor area extending to over 2,300 sq ft, set within an overall plot of approximately 0.26 acre. The property is offered with no upward chain and retains a range of character features throughout, including exposed beams. A double garage and ample off street parking provide practical day to day convenience.

Internally, the layout is well suited to family life and entertaining. There is an open plan dining kitchen forming the main hub of the home, complemented by two separate reception rooms, allowing space for both formal and informal use. In addition to the four bedrooms, there is a study, along with a utility room and a separate boot room. The size and arrangement of the accommodation offer clear potential to create a self contained annex or independent living area, subject to any necessary permissions, making the property suitable for multi generational living.

Outside, the large rear garden enjoys a good outlook over fields, providing a sense of space and privacy that is often sought with village properties. The plot size allows room for outdoor entertaining and family use. Overall, The Barn will appeal to families looking for a spacious and characterful home with a modern layout, as well as buyers seeking flexibility for extended family living within a well proportioned village setting.

Entering the property, the reception hallway has a staircase leading to the first floor, to the right, a sliding barn door opens into the dining kitchen, while a wooden door to the left leads into an inner lobby giving access to the snug and the ground floor shower room.

The snug features stone flooring and a staircase to a first floor dressing room and bedroom, making this area well suited for independent or self-contained use. From here, a door leads into the boot room, which also serves as a second utility space. This room continues the stone flooring and is fitted with wooden work surfaces, a Belfast sink with chrome mixer tap, tiled splashback, base cupboards and a matching wall mounted unit. A separate external door provides direct access to the front of the property.

The ground floor shower room is fitted with a wash hand basin, low level WC and shower unit with chrome mains shower, complemented by a ladder style heated towel rail and the hot water tank.

On the first floor within this section of the property, there is a walk-in wardrobe with fitted storage to both sides, leading through to a spacious double bedroom.

Returning to the main body of the house, the open plan dining kitchen is fitted with wooden work surfaces, a ceramic Belfast sink with drainer and chrome mixer tap, and a range of cupboards and drawers. Appliances include a freestanding Belling range oven with five ring induction hob and extractor above, along with an integrated microwave, fridge and dishwasher. The dining area benefits from bi folding doors opening onto the rear garden, making it ideal for entertaining, and also features a double sided log burner. A door leads through to the main utility room.

The utility room is fitted with rolled edge work surfaces, a stainless steel sink with drainer and tiled splashback, along with base units and space and plumbing for a washing machine and tumble dryer. There is additional space for a fridge freezer, the oil fired boiler is located here, and a composite door opens out to the side courtyard seating area.

The sitting room is a well proportioned reception room with wood effect tiled flooring, enjoying a dual aspect with windows to the front and French doors opening onto the rear garden. A double sided log burner forms the focal point of the room.

From the first floor landing, doors lead to the remaining bedrooms, the study and the family bathroom. The principal bedroom is a generous dual aspect room with fitted wardrobes and windows to both the front and rear, enjoying views over the garden and surrounding open countryside. An ensuite shower room is fitted with a double shower unit with mains and rainfall shower, wash hand basin with vanity storage, low level WC, heated towel rail and extractor fan. Bedrooms two and three are both double rooms, and there is also a useful study which could alternatively be used as a nursery, playroom or hobby room.

The family bathroom is fitted with twin wash hand basins with vanity storage beneath, a bath with chrome mixer tap and handheld shower attachment, low level WC and a corner spa style power shower, along with a ladder style heated towel rail.

The property sits within a plot of approximately 0.26 acre. To the front, a large tarmac driveway provides ample off street parking for multiple vehicles, alongside a raised block paved patio area. There is an attached double garage with electric roller door, power and lighting, and an internal access door. To the rear, the garden includes a gravelled seating area, timber decking and lawn, all enjoying open views across adjoining fields. A brick built outbuilding provides useful storage, and to the side of the property is a private, low maintenance courtyard garden.

Important Information

Overage Agreement: A small section of the garden, incorporating an outbuilding, is subject to an overage (uplift) agreement. Interested parties are advised to contact the selling agent for further information regarding the agreement and the land affected.

Land to the Rear: Land to the rear of the property has been the subject of a pre-application planning enquiry relating to potential development. Interested parties are advised to contact the selling agent for further details.

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**: Off road | **Electricity supply**: Mains
Water supply: Mains | **Sewerage**: TBC | **Heating**: Oil
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: FTTC - 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: Derbyshire Dales District Council / Tax Band F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/30012026
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.


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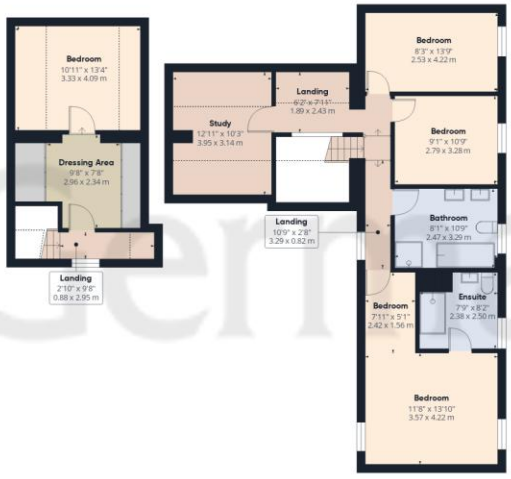

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Ground Floor





Floor 1

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Approximate total area(1)

2565 ft²

238.5 m²

Reduced headroom

188 ft²

17.5 m²

(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

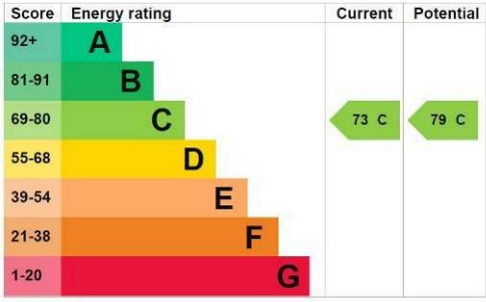
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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