



Spencer.

The Old Barns, , West Handley, S21 5RZ

Buy —

Dating back to the late 16th and 17th century, these converted barns are Grade II Listed and provide five bedrooms, three bathrooms located within a fabulous corner plot from *Spencer*.

- A very special home located within West Handley with over 3150 feet of excellent accommodation
- Outbuildings to include large double garage and further barn
- The house has five good bedrooms, three bathrooms, and two lovely living rooms
- Large vaulted breakfast kitchen with space for large dining table and super views
- Modernised and converted in the mid-80s with full planning permission and listing building consents
- Sun room overlooking the cobbled planted gardens
- Large corner plot with orchard, large lawns, lovely planting, in a beautiful setting
- Gas LPG heating, and all other mains services
- EPC Rating - C North East Derbyshire Council Tax Band - F
- [What3Words///flames.honest.taken](#)

Offers Around

**£895,000**



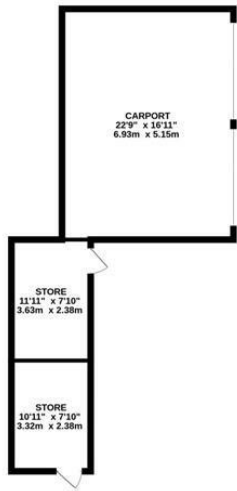




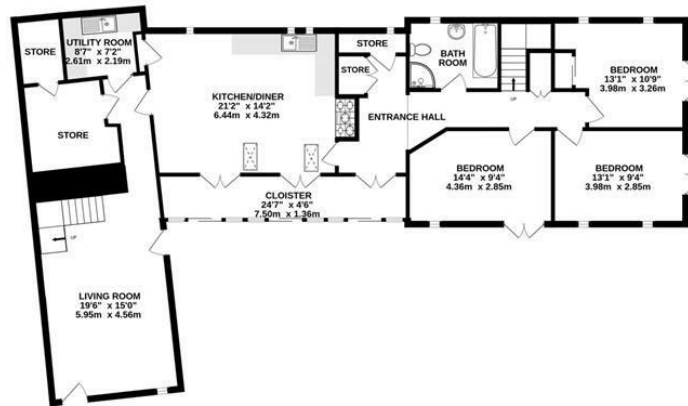


# Floorplan

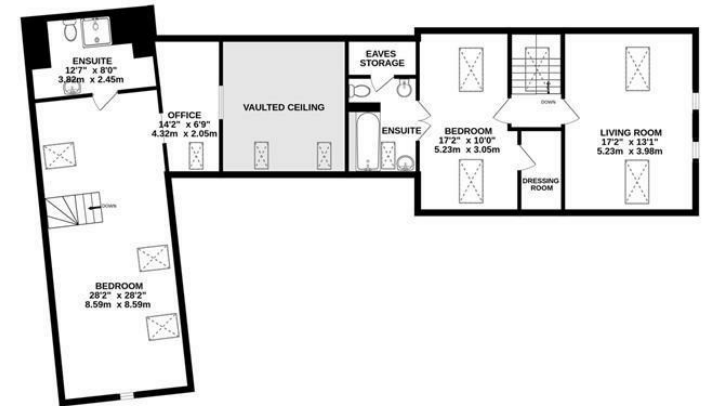
OUTBUILDINGS  
562 sq.ft. (52.2 sq.m.) approx.



GROUND FLOOR  
1452 sq.ft. (134.9 sq.m.) approx.



1ST FLOOR  
1278 sq.ft. (118.7 sq.m.) approx.



TOTAL FLOOR AREA : 3291 sq.ft. (305.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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