



£520,000

Newlands Road, Riddings DE55 4ER

Barn Conversion | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Stunning Barn Conversion
- Four bedrooms and Annex
- Double Garage/Duplex Annex
- Approximately 2 Acre Paddock To Rear
- Beautiful Countryside Views Surrounding
- Unique Property Listing
- Sought After Location
- COUNCIL TAX BAND E

## Property Description

STUNNING BARN CONVERSION WITH PONY Paddock! A superb barn conversion enjoying fabulous countryside views with separate pony paddock suitable for equestrian purposes! Believed to be of Georgian origin, this fabulous home is set in a courtyard location surrounded by glorious open countryside having four generously appointed bedrooms and a double garage with first floor teenager annex/studio.

## Main Particulars

STUNNING BARN CONVERSION WITH PONY Paddock! A superb barn conversion enjoying fabulous countryside views with separate pony paddock suitable for equestrian purposes! Believed to be of Georgian origin, this fabulous home is set in a courtyard location surrounded by glorious open countryside having four generously appointed bedrooms and a double garage with first floor teenager annex/studio. Enjoying a number of reclaimed and original period features associated with a home of this type, the accommodation in brief detail comprises: a reception hallway, ground floor bedroom with interconnecting ground floor shower room, a stunning bespoke farmhouse style fitted kitchen with an adjoining utility room and an impressive lounge with dual aspects and a beautiful inglenook feature fireplace with multi fuel stove. To the first floor there is a landing, three double bedrooms with an en-suite bathroom and fitted furniture to the master bedroom and a Jack-n-Jill en-suite shower room to bedrooms two and three. Bedroom Two also has fitted furniture. The property occupies an enviable position with an enclosed garden which is walled to three side and having a private patio area spanning the width of the house, Garden Shed and enjoying fabulous open views of the surrounding countryside with Codnor Park Monument in the distance. In addition there is a separate pony paddock with shed which occupies two fields (approx 2 acres, exact measurement to be confirmed), which is accessed from a private track also used by the neighbouring properties. Benefits include a gas central heating system with underfloor heating, traditional style double glazed windows, a security system and a separate double garage with annex having an open plan lounge/kitchenette, bedroom and shower room (to be occupied for ancillary use only). This is a superb home and one that will only be truly appreciated with an internal inspection.

### Reception Hall

with hardwood door leading in from the front elevation, turning carpeted staircase to 1st floor, landing, feature, exposed, brick walls, ceramic tiled floor covering. Internal oak doors access both the study/bedroom 4 and main living room.

### Study / Bedroom Four

15'6 x 7'6 (4.73m x 2.31m)

this unusual shaped room can be used as a variety of different uses from downstairs bedroom with its own ensuite shower facility to a sizeable study, snug or playroom. Benefits from a feature window to the front elevation, decorative wall lighting. Internal door leads into a ensuite shower facility.

### En-Suite

6'7 x 5'3 (2.01m x 1.60m)

comprising of a modern three-piece white suite to include WC, pedestal, wash, handbasin, and corner, shower enclosure with mains fed shower and attachment over. Part tiling to walls, tiled floor, extractor fan and internal doors accessing both the fourth bedroom and inner hallway.

### Living Room

21'3 x 16'11 (6.49m x 5.18m)

this truly stunning room benefits from windows to the front and rear elevations, solid wood floor covering, exposed brick walls, exposed beams to ceiling, decorative

wall lighting, inbuilt, speaker system, TV and telephone points. The feature focal point of the room is an inglenook fireplace with exposed timber surround, inset log burning fire, tiled hearth and exposed brick backdrop. Another feature of this beautiful room is a larger than average floor to ceiling door with large glass insert providing direct access onto a patio entertaining Terrace.

#### Inner Hallway

with solid wood floor covering leading from the living room, an alarm for access into the downstairs bathroom or kitchen. Exposed floor to ceiling, brick wall and window to the rear elevation.

#### Open Plan Living Kitchen

18'8 x 11'11 (5.70m x 3.64m)

Another beautiful room which benefits from a pitched ceiling with exposed timbers and trusses, exposed brick walls, window to the side elevation overlooking the attached entertaining terrace. The beautiful bespoke kitchen comprises of range of matching wall and base mounted units with granite work surfaces, feature alcove housing gas range cooker with extractor hood over, tiled floor covering, Belfast sink, illuminated glass display cabinet, integrated dishwasher and Ironing board and internal door, accessing the utility room/pantry.

#### Utility Room / Pantry

12'1 x 6'4 (3.71m x 1.95m)

with solid wood floor covering leading from the living room an alarm for access into the downstairs bathroom or kitchen. Exposed floor to ceiling, brick wall and window to the rear elevation.

#### First Floor

#### Landing

access from the main reception hall via an attractive staircase, spotlights to ceiling and window to the front elevation. Internal doors access all bedrooms.

#### Bedroom One

13'10 x 12'7 (4.24m x 3.84m)

This large master suite with feature dormer window to the rear elevation, giving views over the garden, paddock and beautiful countryside beyond. Exposed beams, spotlights and speaker system to ceiling and a range of inbuilt, beautifully crafted fitted bedroom furniture, providing ample storage and hanging space.

#### En-Suite Bathroom

7'4 x 6'4 (2.26m x 1.94m)

Comprises a modern three piece suite including panelled bath with tiling to the splashback areas and mixer tap over. Wall mounted was hand basin with mixer tap and low flush WC. Double glazed window to the front elevation, inset spotlights to the ceiling and ceramic floor tiling.

#### Bedroom Two

9'7 x 8'10 (2.94m x 2.70m)

with window to the front elevation, exposed beams to ceiling, a range of inbuilt fitted wardrobes and internal oak door, accessing ensuite, shower room.

#### Jack and Jill En-Suite Shower Room

9'5 x 6'6 (2.88m x 2.01m)

comprising of a three-piece white suite, WC, pedestal wash handbasin, and large shower enclosure with mains fed shower and attachment over. Ceramic tile floor covering, extractor fan, spotlights to ceiling.

#### Bedroom Three

13'4 x 8'1 (4.07m x 2.48m)

with window to the rear elevation, exposed beams to ceiling, and access to the ensuite, shower room

#### OUTSIDE

The property occupies an enviable position with an enclosed garden which is walled to three side and having a private patio area spanning the width of the house, Garden Shed and enjoying fabulous open views of the surrounding countryside with Codnor Park Monument in the distance. In addition there is a separate pony paddock with shed which occupies two fields (approx 2 acres, exact measurement to be confirmed), which is accessed from a private track also used by the neighbouring properties.

#### GARAGE AND ANNEX

Formally a double garage with two separate areas, now part converted to a separate annexe. There are double doors at the front with power and light and a personal door leading to the annexe.

The Annex has a ground floor Lounge/Kitchenette with wall and base units and a sink. Stairs rise from the Lounge to a first floor Bedroom with velux windows and access to a shower room. The shower room comprises a shower cubicle, sink and WC and a velux window.

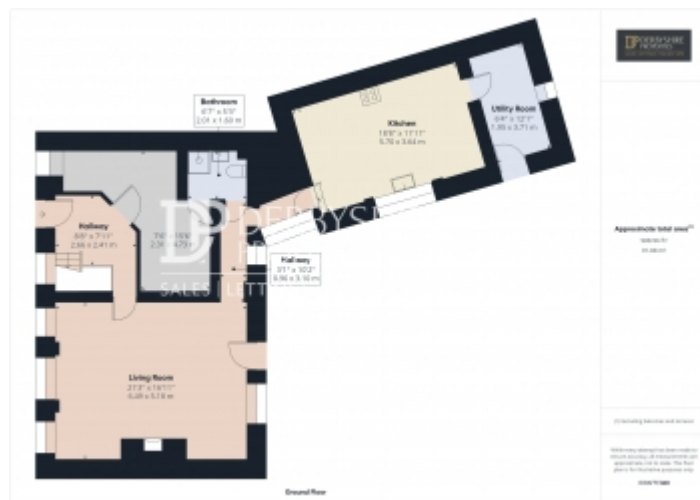
#### Council Tax

We understand that the property currently falls within council tax band E, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

#### Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
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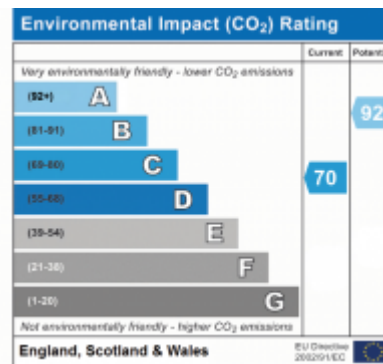
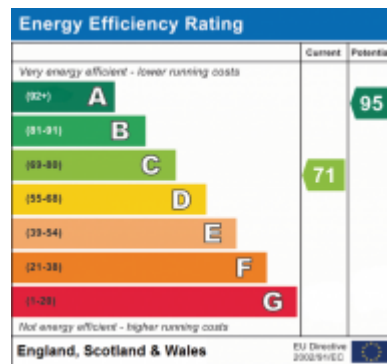




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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