



£599,950

Newlands Farm, Riddings DE55 4ER

Barn Conversion | 4 Bedrooms | 2 Bathrooms

01773 832355

DERBYSHIRE  
PROPERTIES  
SALES & LETTINGS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)



# Step Inside

---

## Key Features

- Barn Conversion
- Exclusive Development
- Perfect For Those With Agricultural & Equestrian Interests
- Four Double Bedrooms - En-suite & Family Bathroom
- Approximately 3.5 Acres of Adjoining Paddocks
- Farm Shed Totalling Just under 1200 Square Feet
- Garage & Driveway Parking
- Perfect For Access to A38 & M1
- Stunning Countryside Views
- Under Floor Heating Throughout
- Potential To Adapt Barn To Internal Stables Or Feed/Tack Room
- Hard Standing For Horse Box/Trailer Behind Secure Gate

## Property Description

Derbyshire Properties are delighted to present this stunning barn conversion to the market. Boasting approximately 3.5 acres, this wonderful home is perfectly suited for those with agricultural needs and equestrian interests. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to present this stunning barn conversion to the market. Boasting approximately 3.5 acres, this wonderful home is perfectly suited for those with agricultural needs and equestrian interests. We recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance Hall, Living/Dining Kitchen, Lounge, Bedroom, family Bathroom and further Shower Room to the ground floor with a further three double Bedrooms, WC & En Suite to the first floor.

Externally, the home benefits from gated approach via stunning courtyard. Two storey double garage is fitted with light, power & Utility space to the ground floor with stairs leading to loft/guest room & En suite to the first floor. The property boasts approximately 3.5 acres of adjoining grassland paddocks to the rear. The larger of the two fields enjoys vehicular access from the main road & houses farm shed totalling just under 1200 square feet of space forming the ideal agricultural workspace and storage area and housing the ideal area to convert to internal stables & feed/tack room. The smaller of the two fields benefits from turning out stable and also benefits from vehicle access. This true Derbyshire countryside gem enjoys stunning views to all aspects whilst remaining within convenient distance of A38 & M1 road links. The private rear garden forms a wonderful environment to host or relax with large patio & raised decked spaces accompanying well maintained lawn, all of which enjoying the impressive open aspect views.

### Entrance Hallway

Accessed via farm style entrance door with tiled flooring, underfloor heating and fitted cupboard for storage. Doorways to;

### Living Room

6.41m x 3.60m (21' 0" x 11' 10") Enjoying a stunning dual aspect with impressive double glazed window to front elevation and timber framed glass door to rear elevation. Stunning inglenook fireplace housing multi fuel burner with exposed brick surround forms the centre piece of the room whilst exposed beams to the ceiling further contribute to the character. Wall lights, wood effect flooring and underfloor heating completes the space.

### Kitchen/Diner

6.38m x 3.75m (20' 11" x 12' 4") Also enjoying a dual aspect with windows to the front and rear, this fantastic family space features a two tone range of base cupboards and eye level units with complimentary Quartz worktops over, implementing breakfast bar. Integrated dishwasher is located by Belfast style sink whilst wine rack is also fitted. There is space for a range of freestanding appliances including Rangemaster cooker beneath extractor hood. Tiled flooring extends to the living/dining area where large understairs pantry cupboard is located.

### Bedroom

4.43m x 3.53m (14' 6" x 11' 7") With two double glazed windows to rear elevation, wooden flooring, underfloor heating and exposed timber beams to ceiling. Access to;

### Bathroom

2.54m x 1.73m (8' 4" x 5' 8") A stylish three piece suite including; Roll top bath with shower over, square base pedestal handwash basin and low level WC. Underfloor heating throughout, shaving point and ceiling fitted extractor unit complete the space.

Separate Shower

First Floor

Landing

With access to three bedrooms & separate WC, this carpeted space benefits from double glazed Velux window to front elevation.

Master Bedroom

4.10m x 3.60m (13' 5" x 11' 10") With double glazed window to front elevation, access to eaves for storage, carpeted flooring and access to walk in wardrobe.

En-Suite

2.42m x 1.71m (7' 11" x 5' 7") A smart four piece suite with roll top bath, square base pedestal handwash basin, bidet & low level WC.

Bedroom

3.18m x 3.17m (10' 5" x 10' 5") With double glazed window to rear elevation, carpeted flooring and exposed timber beams.

Bedroom

3.62m x 3.06m (11' 11" x 10' 0") With double glazed window to front elevation, carpeted flooring and exposed timber beams. Eaves storage & further fitted space provides valuable storage capacity.

WC

With pedestal handwash basin and low level WC. Tiled effect flooring and fitted airing cupboard both feature whilst double glazed Velux window to rear elevation completes the space.

Garage

5.53m x 4.56m (18' 2" x 15' 0")

Store Room

4.69m x 1.75m (15' 5" x 5' 9")

Loft Room

4.04m x 3.97m (13' 3" x 13' 0")

Farm Store / Shed

12.20m x 9.08m (40' 0" x 29' 9")

Outside

## Council Tax

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

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Telephone: 01773 832355

 **DERBYSHIRE  
PROPERTIES**  
= RAINBOW IN REALTY =

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)