



£599,950

Newlands Farm, Riddings DE55 4ER

Barn Conversion | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## 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

## 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

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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. 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.
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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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