

The Dovecote The Village, Off Cat And Fiddle Lane, West Hallam, Derbyshire, DE7 6GR



£490,000

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Margi Willis Estates are delighted to offer to the market with NO UPWARD CHAIN this stunning Barn conversion which is nestled in beautiful Derbyshire countryside. Dating back to the 1800's, this former Hayloft has been sympathetically converted and restored and offers living accommodation on the first floor to make the most of the superb panoramic open views. Set in the much favoured village of West Hallam, the accommodation includes: Reception hallway giving access to three double bedrooms, master with en-suite, family bathroom and utility room. The ballustraded staircase leads to superb lounge and kitchen dining room. Externally there are delightful gardens, a large communal courtyard, ample parking and a garage. An internal inspection is most highly recommended to fully appreciate this charming, characterful barn conversion.

TO THE GROUND FLOOR

To the ground floor there is herringbone parquet flooring, 'Douglas Fir' internal latch doors, skirting and architraving and heavily beamed ceilings throughout. All the bedrooms, the family bathroom and utility / laundry room are located on the ground floor.

Reception Hallway

19'5" max x 17'2" (5.92 max x 5.25)

With a timber door to the front elevation, double glazed window to the front elevation, understairs storage cupboard, radiator and doors to:

Master Bedroom

15'9" x 10'4" (4.81 x 3.16)

With double glazed french doors opening onto the rear garden patio, radiator, spotlighting to the ceiling and door to:

En-Suite Shower Room

Fitted with a three piece suite comprising of a walk-in shower enclosure with power shower, reclaimed victorian style pedestal wash hand basin and high level WC, complementary ceramic tiling to splash backs, radiator, spotlighting to the ceiling and a double glazed window to the front elevation.

Bedroom Two

12'2" x 12'1" (3.73 x 3.69)

With a double glazed window, radiator and spotlighting to the ceiling.

Bedroom Three

13'8" x 8'8" (4.18 x 2.66)

With a double glazed window, part panelling to the walls, radiator and spotlighting to the ceiling.

Family Bathroom

12'0" x 6'9" (3.67 x 2.07)

Fitted with a four piece suite comprising of a rolltop, clawfoot bath, walk-in shower enclosure with power shower, reclaimed victorian style pedestal wash hand basin and low level wc, complementary ceramic tiling to splash backs, part panelling to the walls, radiator, double glazed window to the front elevation and spotlighting to the ceiling.

Utility / Laundry Room

7'6" x 12'1" (2.30 x 3.69)

With a double glazed timber door and window to the rear elevation, bespoke fitted floor to ceiling storage cupboards which also house the wall mounted Bosch Worcester combi boiler (installed December 2014), belfast sink inset to solid wood worktops, complementary ceramic tiling to splash backs, space and plumbing for an automatic washing machine, space for a tumble drier, cloaks space and a radiator.

TO THE FIRST FLOOR

Making the most of the stunning countryside views, the living accommodation is located on the first floor and boasts exposed polished floorboards, brickwork, ceiling timbers, beams and trusses throughout.



Lounge Dining Room

19'3" x 27'6" max (5.89 x 8.40 max)

This most impressive reception room boasts a superb fireplace with exposed brick and mantle beam to the chimney breast with a 'Clearview' woodburning stove inset, double glazed windows feature to both the front and rear elevations, radiators, velux roof windows, access to the loft space and arch to:

Fitted Kitchen Dining Room

10'4" x 19'5" (3.15 x 5.92)

Fitted with an extensive range of matching wall, base and display cabinets with granite worktops above, double belfast sink inset to worktops, feature lighting, complementary ceramic tiling to splash backs, integrated appliances including; ceramic hob with stainless steel splashback and extractor hood above, electric oven and microwave, dishwasher, fridge and freezer, radiator, spotlighting to the ceiling, velux roof window and a double glazed window to the rear elevation.

OUTSIDE

To the front of the barn there is a decorative stone paved garden area which is open to a large, landscaped communal courtyard. To the side of the barn there is a broad stone paved pathway which leads to the brick built garage, driveway and parking area. There is also gated access to the rear garden.

Garage

16'4" x 8'6" (4.98 x 2.61)

The garage is in a block of three and is located at the end closest to the barn. There is a 'Douglas fir' up and over door, power, light and loft storage.

Rear Garden

The delightful rear garden is generously sized and arranged over three levels, landscaped to blend in with the surrounding countryside with lawns, mature, well stocked beds and borders, trees and shrubs, retaining old brick and dry stone walling, extensive stone paved patios and natural stone features and garden rockery. The boundaries incorporate a number of elements including hawthorn and beech hedging and period cast iron school railings. There is an external staircase and log store.

DISCLAIMER

Please note: These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Margi Willis Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property

DIRECTIONAL NOTE

From our offices in The Village, West Hallam; Proceed along The Village and Beech Lane. At the T junction, turn left onto Station Road. Proceed along, at the T junction turn left onto Cat & Fiddle Lane. Proceed for a short distance and at the sharp bend turn left. Proceed and follow the road for some distance, passing the 'Grange Farm' sign on the right hand side. Continue along and bear to the right as the road leads into the gravelled driveway. The garage belonging to The Dovecote is on the far right of the block of three. Proceed down the few steps to the pathway and The Dovecote is the barn conversion to the left.









