

Rose Barn

Roston, Ashbourne, DE6 2EH

John
German





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£339,995

Delightful attached barn conversion providing individual and versatile accommodation set over two floors, occupying a lovely garden plot enjoying countryside views, located in the desirable village of Roston.



Situated in the heart of the picturesque and sought-after village of Roston, viewing of this delightful barn conversion is strongly recommended to appreciate its versatile layout, character and its fabulous garden which enjoys views over the surrounding countryside.

The popular village of Roston has a village pub called The Roston Inn and the Doseby Norbury First School. Within easy commutable distance are the villages and towns of Densstone, Marston Montgomery, Rocester, Ashbourne and Uttoxeter, as are the surrounding road networks provided by the A515, the A52 and the A50.

Accommodation - A double glazed entrance door leads to the well-proportioned living room where stairs rise to the first floor, French doors open to the lovely rear garden and quality internal doors lead to the spacious ground floor accommodation.

The good-sized dining kitchen extends full depth of the property and has a range of base and eye level units with granite work surfaces and inset sink unit set below the window overlooking the rear garden, space for a Range stove and further appliances. A glazed door opens to the front elevation and a further door leads to the useful laundry room which has a freestanding oil fired central heating boiler.

There are two good-sized ground floor bedrooms and finally the fitted shower room which has fully tiled walls and floor plus a white three-piece suite.

The first floor galleried landing has skylights providing natural light and eaves storage, plus doors leading to the third bedroom which has further built-in storage in the eaves space and three double glazed skylights providing natural light. On the opposite side of the landing is a fitted family bathroom that has a white three-piece suite with tiled splash backs, storage space in the eaves plus French windows to the side elevation as well as a double glazed skylight providing natural light.

Outside a gravelled patio with paved stepping stones provides a lovely entertaining area which enjoys a degree of privacy with dwarf wall and steps leading to the good sized garden which is mainly laid to lawn having a gravelled path with brick edging, well stocked beds and borders containing a variety of shrubs and plants, vegetable garden, established pond and space for a greenhouse and sheds. The garden is enclosed by timber post and rail fencing and enjoys a pleasant outlook over the surrounding countryside.

To the front is a dry stone wall and timber five bar gate leading to a concrete hardstanding providing ample off road parking for numerous vehicles.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water and electricity are believed to be connected to the property. The property has an oil fired central heating system. Drainage is via a shared septic tank with the neighbouring property. Purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk

www.derbyshiredales.gov.uk

Our Ref: JGA/11052021

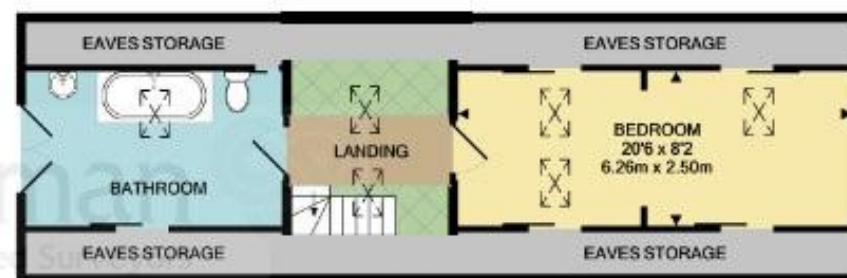
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band C







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Referral Fees

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Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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