

Thorswood Byre

Stanton, Ashbourne, DE6 2BY

John German





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£575,000

A spacious two storey barn conversion offering versatile accommodation together with a private garden and double garage, all in a lovely rural location.



The property enjoys a lovely rural position about a mile from the village of Stanton, in a courtyard setting with three other homes, and stands on high ground with country views including the Weaver Hills. There is easy access for walking and other leisure pursuits being situated just south of the Peak District. The market towns of Ashbourne, about 7 miles, Uttoxeter (and A50) and Cheadle, both about 10 miles, are readily accessible with larger centres and the national road network all being in commuting distance. The cities of Stoke and Derby with intercity trains are about 17 and 21 miles.

Thorswood Byre was converted about 25 years ago and shares a front courtyard with the adjoining Barn conversion. There is excellent parking and turning space and a good size double garage with loft room. It has a private rear garden enclosed by stone walling which enjoys a sunny south / west aspect and is accessible to the house through French windows either into the sitting room or the sun room. All the main rooms enjoy views over this garden and the excellent views afforded.

The house opens into a most welcoming hall, with the main living space to the left, sun room straight ahead. There are also doors to a cloakroom and utility. The corridor to the right serves the ground floor bedrooms. However, the accommodation is very flexible and can provide from 3 to 5 bedrooms depending on how the ground floor is used with bedrooms 2 and 3, which both have fitted wardrobes, alternatively being suitable for a snug and study as required.

The main living or sitting room is an enchanting room with vaulted ceiling, exposed beams and attractive stone fireplace. It is naturally light and has windows on three sides including the wide French window opening onto the patio and rear garden. The sun room has mostly glass walls beneath a tiled roof and double French windows, providing a lovely place to enjoy the views. The kitchen is well equipped with double ovens, gas hob, microwave, 1 ½ bowl sink, fridge, freezer and is large enough for a breakfast table.

The master bedroom has a dual aspect, vaulted ceiling and includes fitted wardrobes and an en suite with small bath. The family bathroom includes an extra large shower cubicle.

The first floor provides rooms in the roof with a "bridge" landing and there is a bedroom at the top of the stairs and a sitting room which leads to bedroom 5. This floor is likely to be particularly appealing for children.

Outside the double garage has sliding doors and is about 6.6 x 6.0 metres, with power and light, and stairs to the loft room about 6.6 x 3.2 metres. There is a lean to store with open front and potting shed. The oil tank is situated behind the hedge.

The gravel yard beyond the garage and to the side of the rear garden is part of the property and provides additional parking space subject to maintaining access to the neighbour's field.

Note: There is a right of way over the drive, which is used by all four properties, and the courtyard used by Thorswood and neighbouring barn, all subject to maintenance obligations. Further details are available on request including information on the Rights and Covenants that are in place for the mutual benefit of the properties.

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

Services: Mains water and electricity. Drainage is to a septic tank situated just beyond the rear garden wall with appropriate rights to maintain and repair etc. Heating is by oil boiler situated in the utility. The gas hob is served by bottled LPG. Purchasers are advised to satisfy themselves as to their suitability.

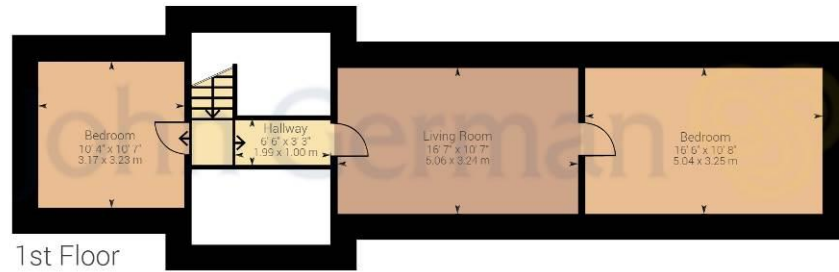
Useful Websites: www.environment-agency.co.uk www.eaststaffsbc.gov.uk

Our Ref: JGA/13052021

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F







Approximate net internal area: 2112.14 ft² / 196.22 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Agents' Notes

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Referral Fees

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	46 E	
21-38	F		
1-20	G		



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