


Longside Barn

Darley Moor, Ashbourne, DE6 2ET

John 
German





An aerial photograph of a large, green, rectangular field enclosed by a wooden fence. The field is surrounded by trees and a line of bushes. In the background, there are more fields and a line of trees under a cloudy sky.

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£875,000

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Beautifully presented four-bedroom detached barn conversion, boasting an approx 2.83-acre plot. Offering a wealth of potential for further development and being perfectly suited for equine use. This registered smallholding is sold with the benefit of registered equine use, a separate detached cowshed/barn (approx 190m²) with planning for internal stables, workshop, kitchen, and WC (Section Q rules also apply) and lapsed planning for a menage. Field shelters with attached garden room, two block built stables with standing yard. Separate building with current planning for commercial offices.

The property has oil-fired central heating, septic tank drainage, and double glazing throughout. It benefits from a number of wooden decked areas which enjoy all day sun together with the fine views. There is ample car standing for a number of vehicles, shielded hardstanding for a horse trailer / lorry and benefits from excellent road access to a number of local equestrian centres.

LOCATION

Darley Moor is located approximately four miles to the south of the market town of Ashbourne. Ashbourne is known as the gateway to the famous Peak District National Park and provides an excellent and varied range of amenities including shops, transport and recreational facilities and is situated only 13 miles west of Derby city centre. There are many local areas of interest including Carsington Water with its trout fishing and water sports, delightful Peak district walks plus a local golf course and swimming pool.

The property is accessible to a number of local primary schools, is in the catchment area of Queen Elizabeth Grammar School and is close to Denstone College, Abbotsholme and JCB Academy. The A50 dual carriageway is located five miles south of the property, giving easy access to the M6, M1 and East Midlands Parkway rail station for fast trains to London, as well as East Midlands International Airport.

ACCOMMODATION

Having wooden door providing access to:

UTILITY ROOM 4.13m x 1.71m (13'6" x 5'7") having Chinese slate flooring. Wooden preparation surfaces with appliance space and plumbing for washing machine and tumble dryer plus integrated Lemona dishwasher. Worcester Bosch oil-fired combination boiler. Complementary wall-mounted cupboards over. Dual-aspect wooden windows. Wooden stable door providing access to:

LIVING / DINING KITCHEN 6.76m x 4.13m (22'2" x 13'6") with continuation of Chinese slate flooring. Granite preparation surfaces with inset ceramic double Belfast sink having adjacent drainer and chromed mixer tap over. Bespoke wooden units with cupboards and drawers beneath and complementary cupboards over. All electric Falcon range cooker with eight ring hob and extractor above. Double central heating radiator. Double glazed windows in wooden frames to front and rear with wooden frame French doors providing access to front. Wooden latch door provides access to:

HALLWAY with travertine flooring. Staircase to first floor. Wooden latch door providing access to study, guest cloakroom and dining room. Further wooden door providing access to front.

STUDY 3.01m x 1.95m (9'10" x 6'4"), with bespoke built-in cupboards and desk space. Central heating radiator. Windows in wooden frames to rear.

GUEST CLOAKROOM 1.95m x 1.21m (6'4" x 3'11") with pedestal wash hand basin having hot and cold chrome taps over. Low level WC. Central heating radiator. Towel Rail. Opaque window in wooden frame to rear.

DINING ROOM 3.35m x 4.13m (10'11" x 13'6") with polished travertine flooring. Double central heating radiator. Wooden window to rear with wooden French doors. Wooden latch door provides access to:

SITTING ROOM 5.52m x 4.18m (18'1" x 13'8") having stunning feature brick fireplace with Clearview multi fuel burner with wooden lintel and stone hearth. Double central heating radiator. Windows in wooden frames to rear and side.

FIRST FLOOR LANDING with stunning feature circular windows to front with Heritage roof windows. Doors providing access to bedrooms, family bathroom and useful airing cupboard.

PRINCIPAL BEDROOM 4.19m x 4.60m (13'8" x 15'1") having bespoke fitted wardrobes. Heritage roof window. Circular window to front. Wooden door providing access to:

EN-SUITE 2.67m x 1.05m (8'9" x 3'5") having decorative wooden paneling. White suite comprising wash hand basin with chrome mixer tap over with vanity base drawer beneath. Low-level WC. Enclosed double shower cubicle with mains rainfall shower over. Chrome ladder-style heated towel rail. Electric extractor fan.

BEDROOM TWO 4.18m x 3.50m (13'8" x 11'5") with double central heating radiator. Heritage roof window. Double glazed window in wooden frame to side.

BEDROOM THREE 5.42m x 2.95m (17'9" x 9'8") having double central heating radiator. Useful bespoke fitted wardrobes. Loft hatch access. Double glazed French doors provide opening onto:

BALCONY Enjoying stunning elevated views of the surrounding countryside.

BEDROOM FOUR 3.46m x 1.97m (11'4" x 6'5") having a central heating radiator. Double-glazed window in a wooden frame to rear.

FAMILY BATHROOM 2.92m x 2.64m (9'6" x 8'7") having a white suite comprising wash hand basin with chrome mixer tap over and tiled splashback having vanity base drawer beneath. Electric vanity mirror. Low-level WC. Roll top bath with mixer tap over. Double shower cubicle with mains rainfall shower and back up electric shower over. Chrome ladder-style heated towel rail. Heritage roof window.

OUTSIDE The property sits on an overall plot of approx 2.83 acres which comprises garden land and an orchard with apple, pear, and plum trees with two raised beds. Four paddocks with access race between, with piped water to the top two paddocks.

STABLE Block built timber clad stables both with power and lighting and access to the standing yard.

BAY ONE- 3.54m x 4.09m (11'7" x 13'5"). **BAY TWO** - 3.37m x 4.05m (11'0" x 13'3")

FIELD SHELTER. SHELTER ONE - 3.44m x 4.79m (11'3" x 15'8"). **SHELTER TWO** - 3.42m x 4.8m (11'2" x 15'8")





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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

4500.26 ft²

418.09 m²

Reduced headroom

4.64 ft²

0.43 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



