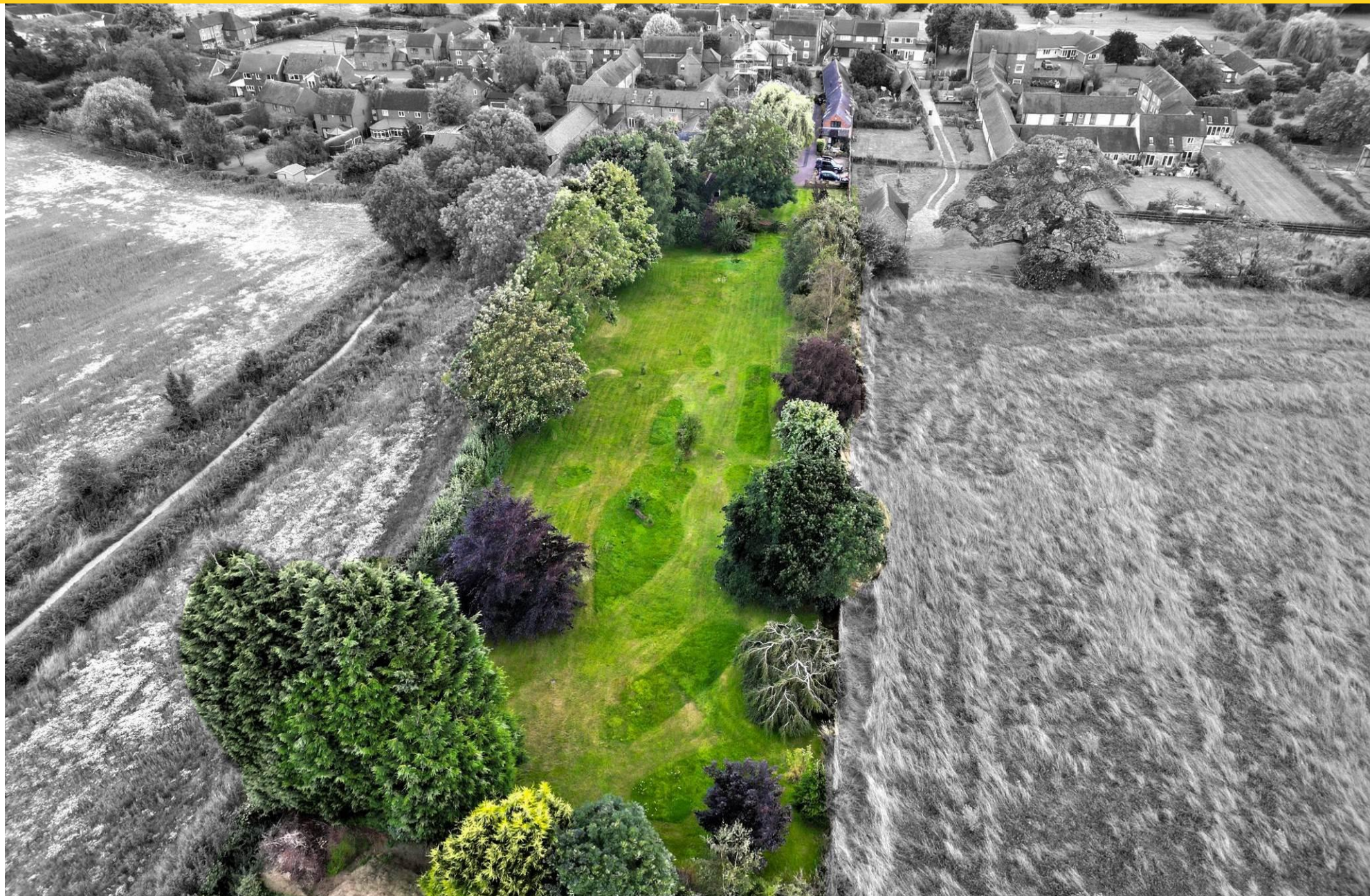


Main Street

Milton, Derbyshire, DE65 6EF





Main Street

Milton, Derbyshire, DE65 6EF

£980,000

A wonderful barn conversion with a separate **Annexe/home office/work space** all set in 1.14 acres of gardens and paddocks with stables, enjoying countryside surroundings with four bedrooms, three bathrooms, a, double garage & extensive driveway (all in 3268 sq ft), together with stunning views in a desirable village location next to Repton.

Milton is a desirable village location with popular pub and being just a short distance away from Repton which is famous for its school, shop, pubs and excellent transport links provided by the A38 and A50. Milton is also close to many schools including Repton, Repton Prep, St Wystan's, Derby Grammar and Derby High School. The London mainline stations at East Midland Parkway and Derby are within easy reach, as is the East Midlands airport for commuters. Other local attractions include The National Trust properties of Calke Abbey and Foremark reservoir, Melbourne Hall, Donnington Park and excellent golf courses at Breedon on the Hill and Ashby-de-la-Zouch.

Kirby Cottage enjoys a lovely, secluded position set well back from the road, enjoying a wonderful 1.14 acre plot of gardens, paddocks, driveway and double garage. Perfect for a large family or multi-generational living wanting an escape to the country.

The barn itself offers approximately 2400 sq ft of accommodation with a versatile layout together with a purpose built detached annexe with a lounge, spacious kitchen/diner, double bedroom and bathroom, ideal for multi generational living or separate home office space.

The front entrance door opens into the reception hallway with staircase off to first floor and doors leading off. The first of the reception rooms is a lovely living room with Inglenook style fireplace, window framing views to front and bi-fold doors opening into a lovely garden room to create a flexible space. The garden room has French doors opening out to an enclosed paved terrace, ideal for outside dining.

Across the hallway is a cosy snug, offering that extra sitting room/tv room, with window framing views to front and door leading through to an inner hallway where doors lead off to two ground floor bedrooms - both with access to a Jack and Jill en suite shower room.

At the heart of the house is a wonderful open plan farmhouse style dining kitchen which has a high vaulted beamed ceiling, practical floor and is fitted with a wide range of base and eye level units with granite work surfaces over, sink and drainer unit with waste disposal unit, an oil fired aga providing the centre piece along with a separate range style cooker with extractor hood over. There is a skylight, window framing views to front and door opening through to a substantial utility/boot room which has fitted units, appliance space, practical flooring and door opening out onto the driveway. Off the utility is a large storeroom. Completing the ground floor accommodation is the guest WC with close coupled WC and wash hand basin.

To the first floor, the landing with skylight, has doors leading off to two further bedrooms including a highly impressive master. Substantial in its proportions with plenty of storage having fitted wardrobes across one wall, window framing fabulous views across the driveway, rear gardens and to the paddock beyond. The en suite shower room comprises shower cubicle, pedestal wash hand basin and WC. The second bedroom on this floor is also a substantial double with two skylights, window framing views to side and a substantial storage room with a low front entrance door and restricted ceiling height.

There is a first floor bathroom with a panelled bath with shower over, pedestal wash hand basin and WC and skylight.

The property also comes with a significant benefit of a separate self-contained detached annexe of 538 sq ft offering a well designed layout with double glazed doors and window throughout. The front entrance door opens into a large farmhouse style dining kitchen with high vaulted ceiling and window framing views to the paddocks beyond. The kitchen is fitted with a range of base and eye level units with work surfaces over, a cooker and further appliance spaces. There is ample space for a breakfast/dining table and a door opens into a lovely living room, enjoying a triple aspect with windows to both sides, French doors and fabulous views to the paddocks beyond. The large double bedroom has a window framing views and a good size en suite bathroom with panelled bath with shower over and shower screen, pedestal wash hand basin and fitted storage cupboard.

Access to Kirby Cottage is off Main Street, across the driveway of the neighbouring Kirby Holt where there is a gate opening to a large expanse of tarmac driveway offering plenty of off-road parking, rising up towards the end of the barn where there are parking bays and access to a large double garage with security alarm, LED lighting and mains power sockets, situated by the annexe.

Just beyond the annexe is the first of two paddocks with a mature tree and timber stable block which consists of two loose boxes and a tack room, having mains power sockets and internal and external lighting onto the paddock. A gateway leads through to a further wonderful established paddock, laid mainly to lawn with a number of mature tree specimens, summer house and fabulous views of the surrounding countryside. This property really does offer a wonderful escape to the country, perfect for a buyer with equestrian interests or a desire to keep animals or just to enjoy stunning outdoor space.

Agents notes:

The annexe was added in approximately 2000 and cannot be separated.
The property is situated in a conservation area.

What3words: central.copycat.crunches

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

Services: Oil central heating. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk

Our Ref: JGA/01082023

Local Authority/Tax Band: South Derbyshire District Council / Main House Tax Band G & Annexe Band W (currently exempt from tax)









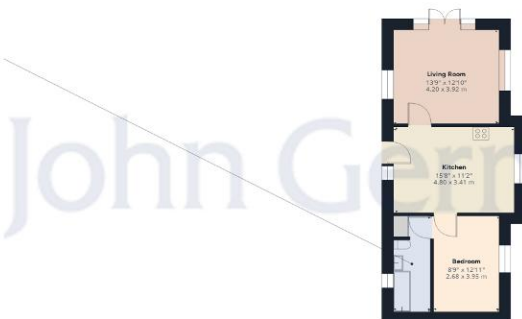




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

3268.34 ft²

303.64 m²

Reduced headroom

89.16 ft²

8.28 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.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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		71 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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