

Alkmonton Road

Boylestone, Ashbourne, DE6 5AD

John 
German





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£600,000

Stunning four-bedroom barn conversion, nestled in the picturesque location of Boylestone. This remarkable property, built in 1835 and thoughtfully converted in 2001, seamlessly combines rustic charm with modern convenience including a recently fitted dining kitchen. Set amidst beautiful countryside, Top Barn boasts a spacious south-facing garden and an impressive double garage with an attic workshop space.

Internally briefly comprises entrance hallway, dining kitchen, utility room, wet room, study, dining room, sitting room and garden room. To the first floor is a master bedroom with ensuite, three further bedrooms and family bathroom.

Boylestone has a thriving community and local pub and fine restaurant. There is easy access to the main A515 linking Ashbourne and Lichfield and swift access to the A50 linking to the cities of Stoke, Uttoxeter, the M6 motorway and the motorway network of the M1. Local education includes good state primary schools at Church Broughton, which feeds into the noted Queen Elizabeth Grammar School in Ashbourne. Local private education includes Abbotsholme, Denstone, Derby High School and Derby Grammar School for Boys in Littleover, Derby, Trent College, Repton. Preparatory schools include Foremarke.

Entering through the front door into the reception hallway, there is a staircase to the first floor and doors into the dining room and dining kitchen.

Moving into the recently fitted dining kitchen, it has a tile floor and quartz preparation surfaces with inset stainless-steel sink with adjacent drainer and chrome mixer tap over with splashback surround. Having a range of cupboards and drawers beneath with appliance space and plumbing for dishwasher with freestanding space for fridge freezer, integrated double Bosch electric fan assisted oven and grill with four ring Bosch gas hob and extractor fan canopy over. Complimentary wall mounted cupboards, double glazed windows in wooden frames to front and rear, central heating radiator and useful under stairs storage cupboard/pantry. Wooden latched door provides access to the:

Utility room, with tile flooring and rolled edge preparation surfaces, inset stainless-steel sink with adjacent drainer and hot and cold taps with tiled splash back. Having appliance space and plumbing for washing machine and tumble dryer and a range of cupboards beneath with wall mounted Vaillant boiler, central heating radiator double glazed windows and wooden frames to side and doors into the wet room and study.

The wet room has a pedestal wash hand basin with hot and cold chrome tap over, low-level WC, chrome mains shower over, central heating radiator, electric extractor fan and double-glazed opaque window in wooden frame to rear.

The study has double glazed windows in wooden frames to side and front.

Being dual aspect, the dining room has double glazed windows in wooden frames to front and rear, central heating radiator and wooden latched door to the:

Sitting room, having double glazed windows and wooden frames to rear, central heating radiator, Morso log burner with stone hearth, wooden door provides access to a light and spacious garden room, Velux roof windows, double glazed windows in wooden frames and wooden French doors providing access to the garden.

On the first floor landing, there are doors providing access to the bedrooms and family bathroom. Loft hatch access to partially boarded loft, double glazed window in wooden frame to rear and useful over stairs storage cupboard.

Moving into the master bedroom, there are useful built-in wardrobes, drawers and cupboards. With double glazed windows and wooden frames to side and front, central heating radiator and wooden latched door providing access to the:

Ensuite, having a white suite comprising circular wash hand basin with chrome mixer tap over with vanity base cupboard beneath, low-level WC, corner shower cubicle with chrome mains shower over, chrome ladder style heated towel rail, electric extractor fan and double glazed window in wooden frame to front.

Bedroom two has double glazed windows in wooden frame to rear and central heating radiator.

The third and fourth bedrooms have useful built-in wardrobes, central heating radiator and double glazed windows in wooden frames to front.

The family bathroom has a white suite comprising wash hand basin with chrome mixer tap over with vanity base cupboards beneath, low-level WC, P-shaped bath with chrome mixer tap and handheld showerhead over with concertina shower screen. Central heating radiator and electric extractor fan with double glazed window in wooden frame to rear.

Outside to the front of the property is a spacious gravelled driveway providing ample off street parking for multiple vehicles, this in turn leads to a detached double garage. The double garage provides secure parking for two vehicles, with power, lighting and electric roll top doors with the added benefit of an attic workshop space, ideal for hobbyists and DIY enthusiasts. The driveway gives way to a immaculately presented lawned garden with timber fence surround, enjoying a private and peaceful position with raised planting beds to the rear of the garage.

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

Services: Mains water, shared septic tank system, electricity and LPG gas 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

Our Ref: JGA29092023

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









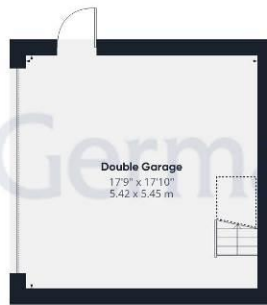




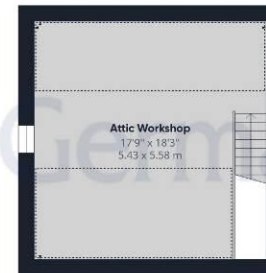
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

2100.40 ft²

195.13 m²

Reduced headroom

236.69 ft²

21.99 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		
55-68	D		61 D
39-54	E	49 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



