

Windy Arbour

Kirk Langley, Ashbourne, DE6 4NP

John 
German





Windy Arbour

Kirk Langley, Ashbourne, DE6 4NP

£695,000

Four double bedroom contemporary barn conversion, situated on a plot size of approx. 0.41 acre including orchard. Detached studio/workshop with adjacent store and stunning countryside views.



Beautifully presented, contemporary four double bedroom barn conversion, boasting an overall plot size of approx. 0.41 acres with a fantastic outlook across farmers' fields, having well stocked gardens and an orchard. The property further boasts a detached studio, thoughtfully converted and versatile enough to potentially serve as a gym or a home office to suit. Originally dating back to around 1850, the barns underwent a transformative conversion in 2004/2005, resulting in an exclusive development converted to the highest specifications.

The property is sold with the benefit of gas fired central heating, mains drainage, double glazing throughout and internally comprises of entrance hallway, guest cloakroom, sitting room, dining kitchen with study space and utility room. To the first floor is a principal bedroom with walk-in wardrobe and ensuite, three further double bedrooms and a family bathroom.

Nestled on the outskirts of Kirk Langley, Windy Arbour enjoys a prime location approximately 5 miles from the vibrant Derby City Centre and a mere 8 miles from the renowned market town of Ashbourne, celebrated as the gateway to Dovedale and the picturesque Peak District National Park, renowned for its breathtaking landscapes. The village of Kirk Langley itself boasts a well-regarded primary school and the added convenience of a bus service. The property falls into the catchment area for Ecclesbourne school. Seamless travel is facilitated by Derby's outer ring road, connecting effortlessly to key trunk roads such as the A38 and A50, providing access to the M1 motorway and various East Midlands destinations, including the East Midlands International Airport.

Walking into the entrance hallway, it has a travertine tile floor with a staircase to the first floor and doors off to the sitting room, guest cloakroom room and living dining kitchen. There is also a space for a small study/desk area. The guest cloakroom has continuation of the tile floor, low-level WC, wash hand basin with chrome mixer tap, electric extractor fan and a useful built-in cloaks cupboard.

Moving into the dual aspect sitting room, there is a contemporary limestone and slate fireplace with pebble effect gas fire forming the focal point of the room, with French doors to the rear garden.

One of the many selling features of the property is the stunning open plan living dining kitchen, with exposed timber beams and beautiful full height wooden windows and roller blinds to front and French doors to the rear. The kitchen area has rolled edge preparation surfaces with inset 1 ½ stainless steel sink with adjacent drainer and chrome mixer tap with tile splashback surround. Having a range of solid oak shaker style cupboards and drawers beneath with integrated dishwasher, larder cupboard, fridge and double Siemens electric oven, grill and microwave. Complimentary wall mounted cupboards over, matching island with circular stainless-steel sink with chrome mixer tap over, having cupboards and drawers beneath. Situated behind the curved partition wall is a cleverly designed private study space, perfect for working from home.

In the utility room, there are rolled edge preparation surfaces with a solid oak shaker style cupboard beneath with appliance space and plumbing for a washing machine, tumble dryer, freezer and complimentary wall mounted cupboards over. There is a wall mounted Worcester boiler, electric extractor fan and electric circuit board.

On the first floor is a semi-galleried landing, with heritage style roof windows and doors off to the bedrooms and family bathroom. Stepping into the principal bedroom, you'll be greeted by a vaulted ceiling adorned with exposed beams, creating an inviting atmosphere. This dual-aspect room features full height windows on both the front and rear, with stylish American shutter blinds, offering picturesque views of the surrounding countryside. Loft hatch access and wooden doors open into the spacious walk-in wardrobe/dressing room and ensuite bathroom.

The three further bedrooms are all doubles, having beautiful, exposed beams, with bedroom two and three each having loft hatch accesses.

Moving into the spectacular large family bathroom, it has a wall hung wash hand basin with chrome mixer tap over with vanity base drawers beneath, WC and bidet, double shower unit with chrome mains shower, bath with chrome mixer tap. Electric shaver point, and extractor fan with a heritage style roof window. All the units and tiles are Villeroy and Boch. There is also an airing cupboard housing the hot water tank with shelving above.

Outside to the front of the property is a courtyard area, where the property benefits from having two allocated parking spaces. To the rear of the property is a paved patio seating area, enjoying countryside views with three brick raised planting beds, timber pergola and original feature sliding barn door. To the side of the property is beautifully professionally landscaped and well thought through lawned garden with five timber raised planting beds and lean-to greenhouse.

A charming gravel walkway guides you to the detached studio, equipped with practical amenities. Inside, you'll discover a handy storage cupboard and stylish tile flooring with underfloor heating (wet system). Three sun tunnels illuminate the studio with an abundance of natural light. The studio boasts fitted commercial-style preparation surfaces, complete with a stainless-steel sink with chrome mixer tap and a tiled splashback and a hard-wired ethernet connection. Adjacent to the studio is a versatile garage/store, equipped with power and lighting, attic storage, and a wall-mounted Worcester combi boiler that exclusively serves the studio. There is ample parking space adjacent to the studio and garage.

Situated across from the driveway is the orchard, which has a variety of fruit trees.

Agents note: While the property itself if not listed, it is within the curtilage of a listed property. The neighbouring property has a right of access across the driveway at the rear of the property.

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

Property construction: Standard

Parking: Off road parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Amber Valley Borough Council / Tax Band F

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

www.ambervalley.gov.uk

Our Ref: JGA/06032024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

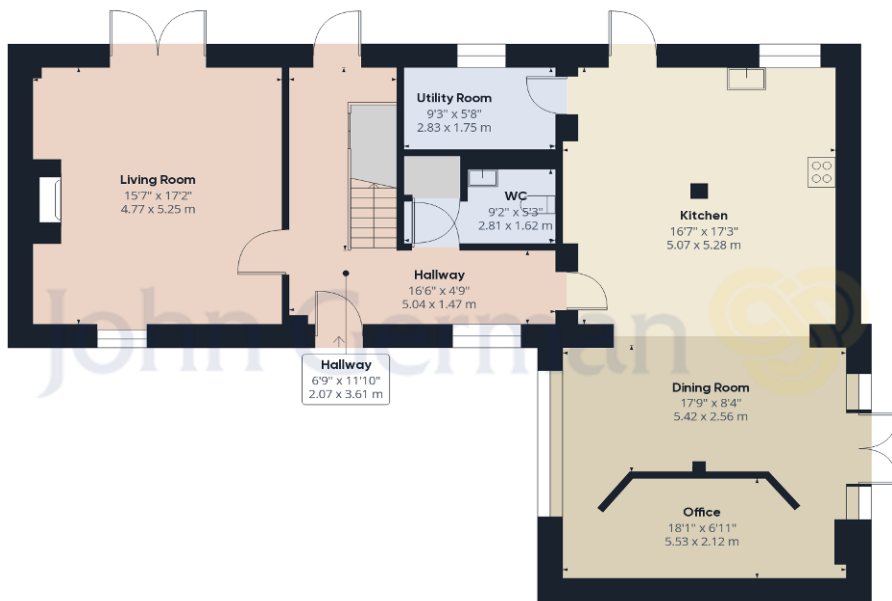








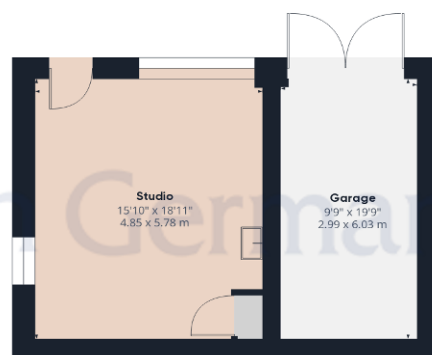




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2748.57 ft²

255.35 m²

Excluding balconies and terraces

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	75 C	80 C
55-68	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



