

# Overtown

Hognaston, Ashbourne, DE6 1NR

John German









# South Barn

Overton, Hognaston, Ashbourne, DE6 1NR

£625,000

Charming four bedroom barn conversion in Overtown Hognaston with open plan living and character feature. Spectacular views of Carsington Water and surrounding countryside. Detached double garage with conversion potential.





South Barn is a beautifully presented four-bedroom barn conversion located in the scenic and peaceful countryside of Overtown Hognaston, near Carsington. This charming home features an open plan living area, character features throughout with wooden flooring, exposed beams and exposed stone and brick walls. There are spectacular views across Carsington Water and the surrounding countryside, with the first-floor accommodation designed to take full advantage of these views. The property also boasts a beautifully presented garden, ideal for entertaining, and a detached double garage, which offers the potential to be converted into an annex or office (subject to planning and any necessary permissions). This property is ideally suited for a couple seeking a lifestyle change to the countryside or a family with older children looking for space and natural surroundings.

Hognaston is a delightful village overlooking Carsington Reservoir with its noted fishing and sailing facilities and the village has the benefit of a local Inn and it is convenient for Wirksworth some 4 miles to the north east and the famous market town of Ashbourne which is situated some 5 miles to the south west, the latter known as the gateway to the famous Peak District National Park which provides some beautiful and stunning scenery. The city of Derby lies approximately 14 miles to the south east.

The property is sold with the benefit of oil fired central heating, sealed unit double glazed windows in uPVC frames throughout and internally briefly comprises of entrance porch, reception hallway, four bedrooms and a Jack & Jill bathroom. To the first floor is a stunning open plan living dining kitchen.

Entering the property via the uPVC door into the entrance porch, which has quarry tile floor and built-in shelving and cupboard. This room in turn leads into the reception hallway, which has a staircase to the first floor, a door which opens to a charming side courtyard garden and doors off to the bedrooms and Jack & Jill bathroom.

The principal bedroom has an exposed brick wall with the benefit of a door into the Jack & Jill shower room, which has a white suite comprising a twin wash hand basin with chrome mixer tap over with vanity base cupboard and drawer beneath. Double corner shower unit with chrome waterfall shower, low level WC, chrome ladder style heated towel rail and extractor fan.

The second and third bedrooms both have built-in wardrobes and exposed stone walls with the fourth bedroom also benefiting from exposed brick and stone walls.

On the first floor is the stunning open plan living dining kitchen, with a wooden floor throughout, beautiful, vaulted ceiling and roof windows with Juliet balconies to the front and side, taking advantage of the elevated views of Carsington and the surrounding countryside. Furthermore, there is a beautiful inglenook fireplace with oak lintel with LPG log effect gas fire and tile hearth.

The kitchen has quartz preparation surfaces with inset sink with mixer Quooker tap over, macerator and tile splash back surround. There are a range of cupboards and drawers beneath with an integrated dishwasher, space for an American style fridge freezer, integrated wine cooler, microwave, magic pull-out cupboard and complimentary wall-mounted cupboards, Rangemaster Elan electric convection oven, with five ring electric hob and matching extractor fan.

Outside, there is a detached double garage, with potential to convert to annex/home office (subject to planning and any necessary permissions) with a useful and spacious loft space. The adjacent garage area is currently utilised as a utility area with appliance space and plumbing for a washing machine and tumble dryer.

The garden has been professionally landscaped and comprises of a patio seating area, wooden pergola and alfresco dining/BBQ area perfect for entertaining on summer evenings, a pond and planting areas. One of the standout attributes of this property is its unrivalled views across Carsington Water and the lush countryside beyond. Completing the outdoor area is a large gravelled driveway that provides off-street parking for multiple vehicles, whilst also having electric gates.

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

**Property construction:** Brick

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Oil

(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/>

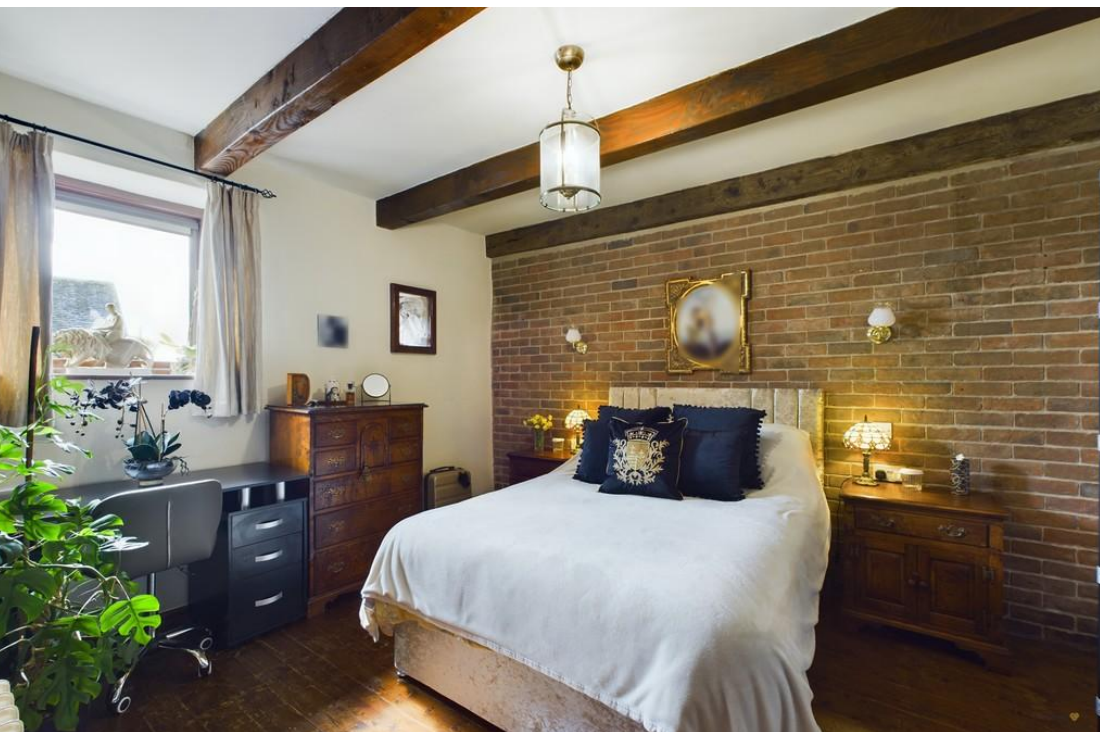
**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band E

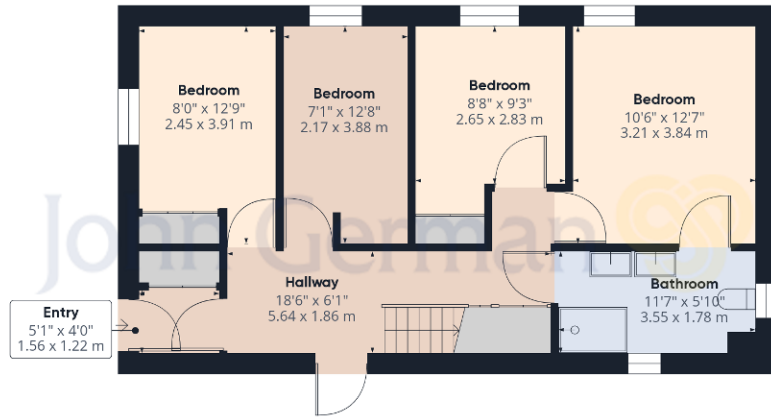
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/23042024

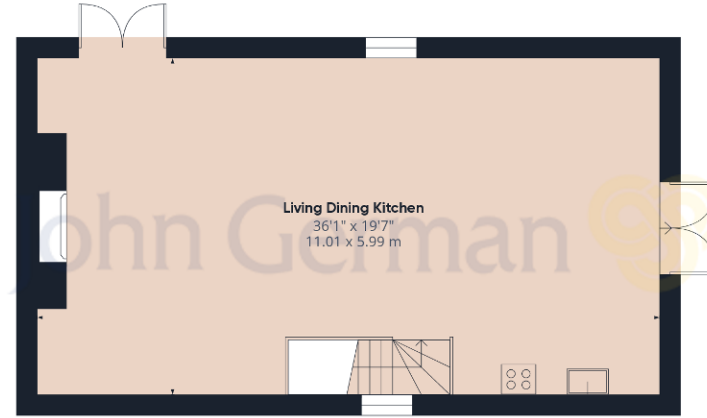
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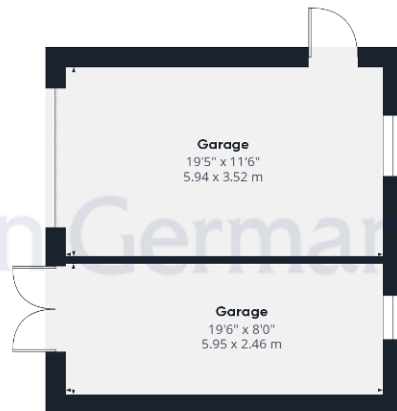




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1716.41 ft<sup>2</sup>

159.46 m<sup>2</sup>

(1) 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.

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### 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		77 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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