

The Hayloft

Atlow, Ashbourne, DE6 1NS

John 
German





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£325,000

Set in a stunning location is this Grade II listed, two-bedroom, first floor barn conversion set within Earth Heart Community Housing Co-operative enjoying stunning views.



Welcome to The Hayloft, a stunning first-floor barn conversion located in the peaceful countryside of Atlow. This two-bedroom property combines modern comforts with original features including an open-plan living, dining, and kitchen area. The space is enhanced by a cozy log burner and exposed beams, creating a warm and inviting atmosphere. It also offers additional attic and mezzanine spaces, ideal for storage or extra living areas.

Situated within a co-owned 21-acre development, The Hayloft provides access to fields, gardens, ponds, woodland, a willow labyrinth, and an orchard. This community encourages sustainable living with outstanding views of the surrounding landscape. Perfect for individuals or couples who value an environmentally conscious lifestyle, The Hayloft offers a unique opportunity to live in harmony with nature while enjoying the benefits of a small community.

Wooden steps lead up to the front door opening into a spacious open-plan living and dining area. This beautiful space features exposed beams, deep window sills and wooden double glazed windows at the front. The hardwood flooring, roof windows and a spiral staircase leads to the mezzanine storage area, while a log burner with a granite hearth provides a cosy focal point for the room.

The kitchen area features wooden preparation surfaces, an inset stainless steel sink with an adjacent drainer and a chrome mixer tap, all complemented by a tile splashback. It offers ample storage with a range of cupboards and drawers below along with space and plumbing for a washing machine and a freestanding fridge freezer. The kitchen is equipped with an integrated electric oven, a four-ring electric hob and an extractor fan canopy. Additionally, there is an electric extractor fan and useful built-in storage cupboards for added convenience.

Moving into the bathroom that has tile flooring and a white suite comprising a pedestal wash hand basin with hot and cold taps, a low-level WC, a p-shaped bath with a chrome mains shower and a rainfall showerhead, all enclosed by a glass shower screen plus a roof window adding natural light.

There is an inner lobby area with stairs to an attic/mezzanine space which could also be utilised as a study, and doors off to both bedrooms.

The principal bedroom has a stunning vaulted ceiling with dual-aspect roof windows. There is also an internal door into the second bedroom, if required. The second bedroom is also a good sized double with wooden windows to the front.

The Hayloft is one of eight privately owned homes in a co-housing community in this beautiful valley within rural Derbyshire. All of the buildings are Grade II listed with a rich heritage. The owners share 21 acres of land which is managed primarily for nature conservation and increasing bio-diversity on a Nature England Environment Stewardship Scheme. Eco-friendly communal services include a reed bed water drainage system and a central wood chip boiler for communal central heating and domestic hot water. There are also shared outbuilding available for storage, workshop space, community meetings and social events.

The land predominantly comprises a park-like setting bounded by the Henmore Brook and within which lies the Atlow Moat which is an ancient monument together with an additional area of ancient woodland, small pasture, orchards and allotment gardens providing endless opportunities for self sufficiency.

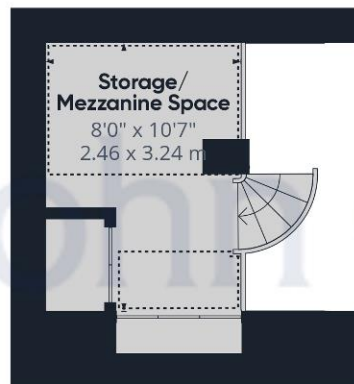
Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 999 year lease from December 2003. Ground rent of £1 per annum. A service charge covers insurance and communal maintenance based on the size of the individual properties. There is a service fee set on the number of adults and children at the property, currently approx £1524 per annum. The maintenance company is Earthheart Cooperative, wholly owned by the leaseholders. The lease insists the property must be the primary dwelling of the owner.







Ground Floor



Floor 1


Approximate total area⁽¹⁾

1100.16 ft²
102.21 m²

Reduced headroom

120.92 ft²
11.23 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



Property construction: Standard **Parking:** Off street residents parking
Electricity supply: Mains **Water supply:** Private metered supply
Sewerage: On site private system with reed bed filter treatment
Heating: Communal wood pellet Biomass boiler system
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC 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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/06062024

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