

Ashby Road

Ticknall, Derby, DE73 7JJ

John 
German






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£575,000



Brilliant barn conversion tucked away from sight and offered for sale with no upward chain. Versatile single storey living comprising three bedrooms, two bathrooms (one en suite), living room, study, vaulted ceiling breakfast kitchen, in a wonderful village location surrounded by countryside.

The Byre Barn is situated in the highly sought after village of Ticknall which once formed part of the Harpur Crewe Estate and is best known for Calke Abbey, the second largest stately home in Derbyshire and offers great opportunities for walking and cycling around its 600 acres of parkland. Within the village itself there is a primary school, church, village hall, cricket club and two village public houses. A wider range of facilities and amenities can be found in the nearby market towns of Melbourne and Ashby-de-la-Zouch.

As mentioned, this excellent L shaped semi detached barn conversion is set well back from the road along a shared gravelled driveway approach. The large frontage provides plentiful parking and the property has the additional benefit of a second drive to the side. A look inside will reveal a spacious barn offering versatile living space which radiates off a long feature reception hallway. There is a pleasant living room which has an inglenook fireplace with recessed lighting and fireside seating. The ceiling in this room is vaulted with exposed beams and trusses, a theme which continues through many rooms in the barn, and dual aspect doors allow access out the side garden with French double doors offering views out to the wonderful gardens beyond. An additional reception room doubles as either a sitting room, study or dining room. The heart of the barn is no doubt the central breakfast kitchen which has again a vaulted ceiling with exposed trusses and two inset skylights. Base and wall mounted cabinets wrap around the room providing plenty of storage and have complimentary countertops with inset sink, integral appliances comprise hob, oven, dishwasher and there is also a clever feature pull out pantry cupboard.

The barn offers three double bedrooms and particular attention should be drawn to the principal bedroom which enjoys views out onto the rear garden and has sliding patio doors providing access outside. It also has the benefit of fitted wardrobes and its own refitted en suite shower room which comprises vanity unit with inset wash basin and concealed cistern WC, and a large oversized tiled shower cubicle with mains shower above. Serving the two remaining bedrooms is a well-appointed family bathroom which has been refitted with complimentary tiling to the walls with shower panelling, there is a large walk in frameless shower with mains shower above, pedestal wash hand basin and WC. An inner hall has an internal door to the boot room/coat room and a connecting door to the twin garages with light and power. The larger garage has a utility area with space for a washing machine and a range of base and wall mounted cabinets along one wall. A rear personal door takes you out to the gardens.

To the rear of the property, you will find beautifully mature and private gardens which have a large paved patio area, there are shaped lawns, mature planted shrubs and trees, feature pond and a small side garden area with Crinkle-Crankle style wall and raised beds.

Agents note: The property has a shared driveway approach.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & two garages.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

(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: South Derbyshire District Council / Tax Band F

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

www.southderbyshire.gov.uk

Our Ref: JGA/20082024







Approximate total area⁽¹⁾

1454.63 ft²

135.14 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	



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