

# Brooklet Farm

Castle Donington, Derby, DE74 2RL

John   
German







Our family  
doesn't  
have to be  
Perfect  
to be  
Wonderful



# Brooklet Farm

Castle Donington, Derby, DE74 2RL

£500,000



A lovely spacious barn conversion with a gorgeous mature garden plot of circa 0.2 acres, a contemporary refitted breakfast kitchen at its heart, a large sitting room with log burner, a versatile family room plus spacious bedrooms, an en suite and a family bathroom.



Originally converted circa 2000, The Old Appleyard is unrecognisable from its original working farm outbuildings. It is now a spacious and charming family home set over two floors with versatile living space. The property is tucked away from the road behind electric double gates and a shared driveway approach and has wonderful private gardens to the rear. A feature that will appeal to any prospective purchaser are the excellent transport links situated nearby with East Midlands airport being on the doorstep, convenient access to the M1 motorway and East Midlands Parkway train station also only a short distance away.

Double electric intercom controlled entrance gates open to the shared driveway approach passing by the barn and onwards to the detached double garage with its driveway to the fore.

A look inside will reveal to the ground floor a versatile family room which has its own front entrance door, further French double doors leading you to the rear gardens. Underfoot is an attractive stone tiled floor with striking feature timber beam set above, a lovely feature wall with revealed stonework and set off this room is a great sized WC/cloakroom. This reception room could make an ideal occasional annex bedroom if required. A latch cottage style door takes you through into the expansive living room flooded with light through a large double height window which is set in the barn's original entrance. A beautiful winding staircase leads to the galleried landing above and lying at the focal point of the room is a feature rustic brick built fireplace with beamed mantel above and an inset multi fuel stove. French double doors again take you out to the expansive full width patio area and gardens beyond. Double latch doors open to reveal a gorgeous contemporary open plan breakfast kitchen that has been recently updated with a range of base and wall mounted high gloss grey cabinets that run around two sides of the room with quartz countertops over and returns alongside an inset sink with mixer tap. A central matching breakfast island has room around for family meal times and attractive tiled flooring runs throughout the room. There are a range of integrated appliances in addition to space for a range style cooker. This room also has the benefit of its own entrance door to the front elevation and French double doors out to the patio.

Upstairs on the first floor is a lovely sized galleried landing with bedroom accommodation arranged around. The principal bedroom runs the full depth of the property, has dual aspect windows enjoying views over the gardens, a range of fitted wardrobes wrapping around the room with bedside cabinets, overhead storage and fitted chest of drawers. It also has its own private en suite shower room which has a large oversized quadrant shower cubicle with shower over, WC and a vanity unit with inset wash hand basin with storage below plus fitted mirror and vanity lighting above. There is an electric heated towel rail and a double glazed window overlooking the rear garden.

Bedroom two is another generously sized room which also has two uPVC double glazed windows overlooking the gardens below and backdrop beyond. Bedroom three has the benefit of fitted wardrobes and a double glazed window to the fore. Serving both of these bedrooms is the family bathroom with full height tiled walls and a white suite comprising a large spa bath with telephonic shower mixer taps, WC, vanity unit with inset wash hand basin plus a separate oversized corner shower cubicle with shower over, an electric towel radiator and again a double glazed rear facing window.

Outside - To the front, as previously mentioned, is a shared driveway approach and a large detached double garage with double timber opening entrance doors. The garage has been utilised as a fantastic family entertaining room but could easily be instated as a functioning garage.

To the rear is a full width paved patio area that looks down upon long lawned gardens below. A winding gravelled pathway leads between neat lawns which takes you to the detached timber garden room which is used for entertaining and has a large decked terrace. The gardens enjoy great privacy and are not overlooked to the rear.

**Note:** There are covenants appertaining to this property, a copy of the land registry is available upon request.

**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:** Off road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank treatment plant system shared between the three properties within the development having shared costs for emptying etc

**Heating:** Electric storage heaters and multi fuel stove  
(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

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:** North West Leicestershire 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/0310224

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<sup>(1)</sup>

1855.05 ft<sup>2</sup>

172.34 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.

Calculations are based on RICS IPMS 3C standard.

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		96 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11 2TP

01509 239121

[loughborough@johngerman.co.uk](mailto:loughborough@johngerman.co.uk)

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

[JohnGerman.co.uk](http://JohnGerman.co.uk) Sales and Lettings Agent





