

Marjory Lane  
Harehill, Ashbourne, DE6 5QW

John  
German





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£775,000

NO UPWARD CHAIN

Spacious four double bedroom barn conversion in the sought-after Ashbourne Golden Triangle. Over 2,000 sq ft with high spec finish, large open plan kitchen/living area, two ensuites, generous garden, garage, parking and full Fibre broadband – ideal for families or remote working.

Cherry Tree Barn is a spacious four double bedroom barn conversion situated in the highly sought after area of Harehill, Boylestone within the 'Ashbourne Golden Triangle'. Set in a tranquil, quiet location within an exclusive courtyard development, the property offers over 2,000 gross sq ft of well-planned accommodation. It combines a high specification contemporary finish with the charm of a traditional conversion, enjoying high vaulted ceilings and exposed beams throughout. Located within easy reach of Ashbourne, Uttoxeter, Burton and Derby, the home is ideally placed for commuting, while full fibre broadband makes it especially suited to those working from home.

The layout includes a large open plan living, dining and kitchen area with modern fittings and ample natural light, providing a central hub for family life or entertaining. The ground floor accommodation offers flexibility for a variety of needs and lifestyles. Two of the four double bedrooms benefit from ensuites, whilst also having a large family bathroom. Externally, the property occupies a plot of just under a quarter of an acre, featuring a generous rear garden, off-street parking, and a single garage. Beautifully presented throughout, Cherry Tree Barn is a practical and attractive option for couples or families looking for quality space in a well-connected rural setting.

Boylestone offers a strong village community along with a well-regarded pub and fine dining restaurant. The village provides easy access to the A515, connecting Ashbourne and Lichfield, and swift links to the A50 for routes to Uttoxeter, Stoke, the M6, and the wider M1 motorway network. Education options include highly rated local state primary schools such as Church Broughton, which feeds into Queen Elizabeth's Grammar School in Ashbourne. Nearby private schools include Abbotsholme, Denstone College, Derby High School, Derby Grammar School in Littleover, Repton, and Trent College, with preparatory options such as Foremarke.

A wooden door opens into the reception hallway, which provides access to a ground floor double bedroom, utility room, guest cloakroom, and a store room housing the hot water tank. The hallway also leads directly into the open plan living, dining and kitchen space.

Bedroom two is a well-proportioned double, currently used as a home office/studio. It benefits from an ensuite shower room fitted with a double shower unit featuring a chrome mains-fed rainfall shower, a circular wash hand basin with chrome mixer tap and tiled splashback, a low level WC, chrome ladder-style heated towel rail, and an extractor fan.

The open plan living dining kitchen is finished to a high standard throughout. The kitchen features quartz preparation surfaces with an inset ceramic Belfast sink, drainer, mixer tap, and matching upstand surround. There are a range of cupboards and drawers with integrated appliances including a dishwasher and fridge freezer, as well as a freestanding Rangemaster Professional+ electric oven with five ring induction hob and extractor fan. There are also additional wall-mounted units and a central island with further storage and a breakfast seating area. The living and dining areas benefit from two separate doors opening onto the rear garden, and a further door leading to the inner hallway.

The utility room is fitted with matching quartz surfaces, an inset stainless steel sink with mixer tap and upstand surround, a range of base cupboards, appliance space and plumbing for a washing machine and tumble dryer, as well as wall-mounted storage units.

The guest cloakroom includes a wash hand basin with chrome mixer tap and vanity unit beneath, a low level WC, chrome heated towel rail, and extractor fan.

From the inner hallway, there is access to three further double bedrooms and the family bathroom. The principal bedroom is a spacious double with access to a walk-in wardrobe fitted with built-in wardrobes, shelving, drawers, a dressing table and a loft hatch. Its ensuite features a double shower unit with mains-fed rainfall shower, a circular wash hand basin with mixer tap set on a vanity unit, low level WC, and chrome heated towel rail.

The third and fourth bedrooms are also both generously sized doubles. The family bathroom includes a roll top claw foot bath with mixer tap and handheld shower attachment, as well as a separate double shower with chrome mains shower and rainfall head, a circular wash hand basin with mixer tap set on vanity drawers, low level WC, chrome heated towel rail, extractor fan, and loft hatch access. A wooden door provides external access to the front.

Externally, the property sits on a plot of just under a quarter of an acre. The rear garden is mainly laid to lawn with an Indian stone paved patio seating area. To the side is a single garage with electric roll top door, power, lighting, and a pedestrian door giving access to the rear garden. The front of the property is approached via a shared gravel driveway, with designated off-street parking.

**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. There is a communal maintenance fee, amount to be confirmed.

**Property construction:** Standard

**Parking:** Off street

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Shared treatment plant

**Heating:** Air source heat pump

(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:** South Derbyshire District Council / Tax Band G

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

**Our Ref:** JGA/17072025

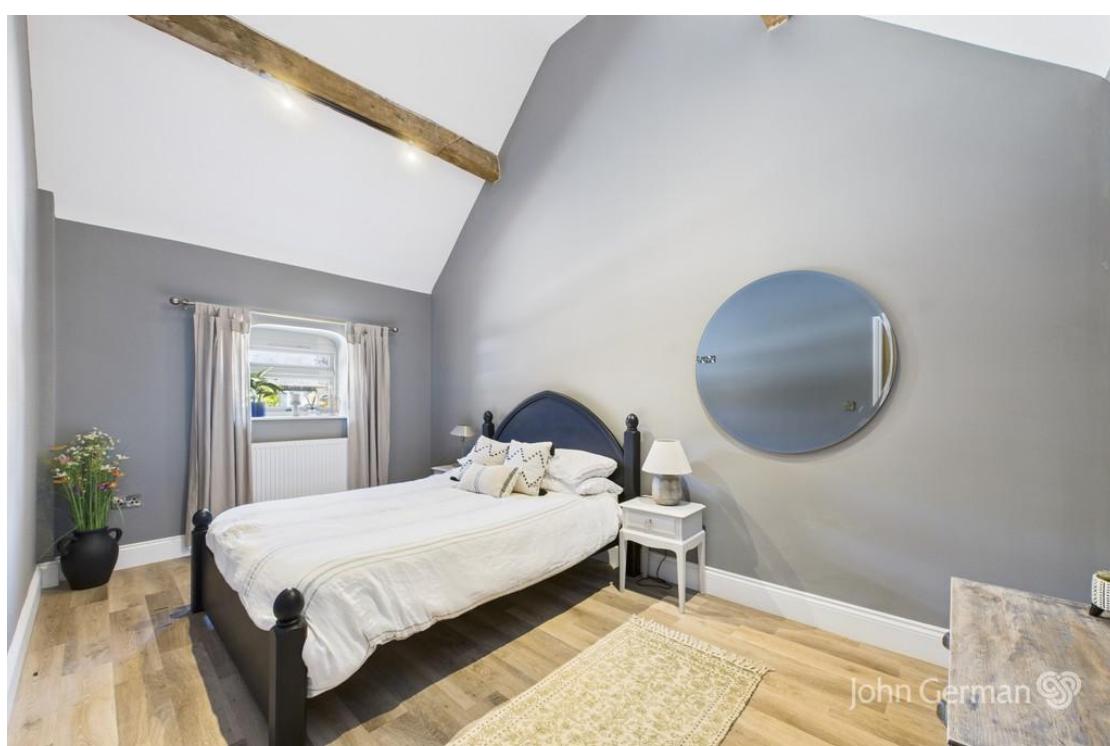
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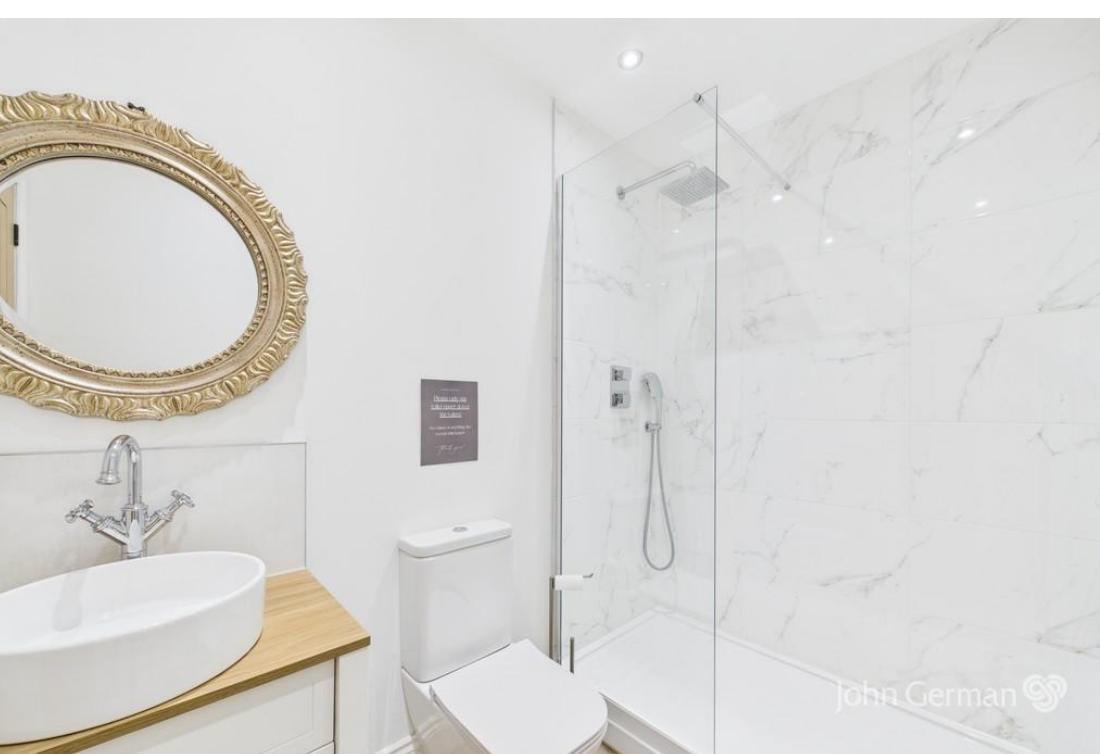


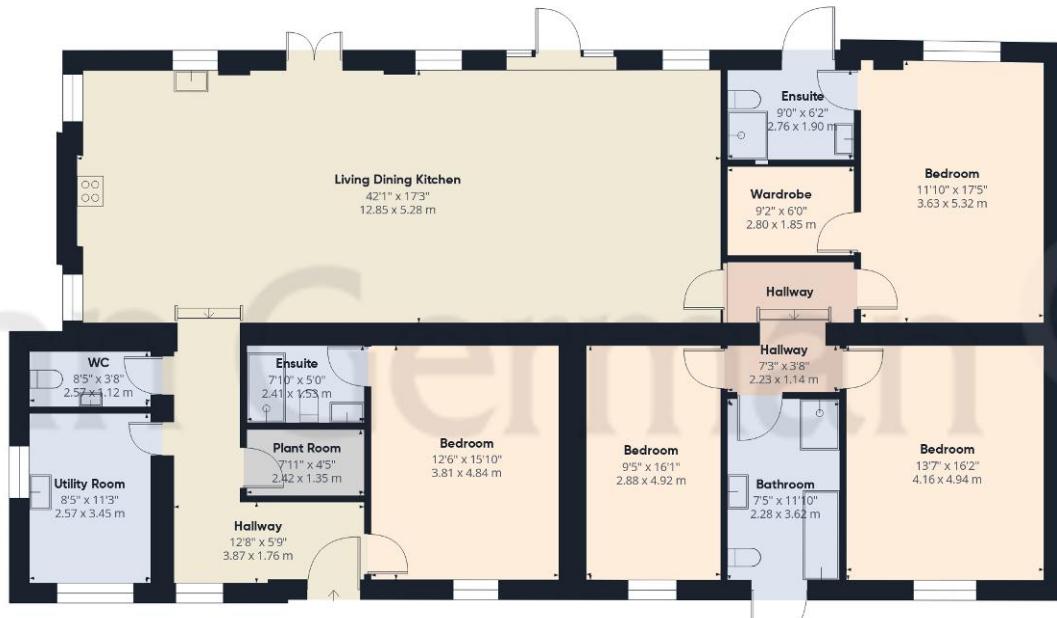
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Ground Floor Building 1

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

2325 ft<sup>2</sup>

215.9 m<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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#### Agents' Notes

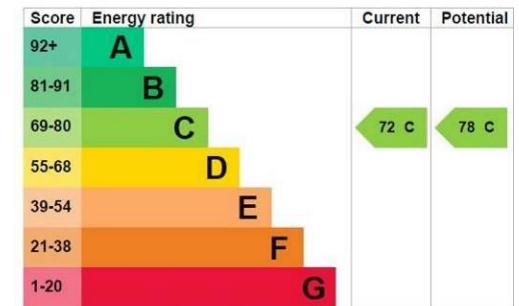
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#### Referral Fees

**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.



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