

Derby Lane

Shirley, Ashbourne, DE6 3AT

John German



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£625,000

Charming three-bedroom barn conversion in the sought-after village of Shirley. Features exposed beams, spacious living areas, en-suite to master, Jack & Jill bathroom, utility room, double garage, ample parking, and private gardens. Walking distance to pub, great access to Ashbourne and Derby.

The Old Rectory Barn is a three-bedroom barn conversion situated in the sought-after village of Shirley, within the desirable Ashbourne Golden Triangle. This characterful property blends traditional features with a modern living space, offering a rare opportunity in a well-connected semi-rural setting. Exposed beams and original details feature throughout, adding charm and character to the home.

Entering through a solid wooden door, you're welcomed into a striking reception hallway with tiled flooring that runs throughout the ground floor. A feature cruck beam adds character to the space, which also includes a staircase to the first floor and doors leading to the sitting room, dining kitchen, utility room, and guest cloakroom.

The dining kitchen is well equipped with granite work surfaces, an inset 1½ stainless steel sink with chrome mixer tap and matching upstands. There's a range of fitted cupboards and drawers, integrated dishwasher and microwave, and a freestanding Belling electric double oven with a five-ring hob and matching Britannia extractor. Wall-mounted units provide further storage, and there's space for a freestanding fridge freezer. A wooden door opens to the front of the property, with internal access returning to the hallway.

The sitting room is a spacious and flexible living area, currently used as both a sitting and formal dining space. Triple-aspect windows to the side and rear, along with doors opening to the front, provide plenty of natural light. A feature fireplace with oak lintel adds a focal point to the room.

The utility room offers additional work surfaces with an inset stainless steel sink, cupboard storage, and space and plumbing for a washing machine. It also houses the oil-fired boiler and has further space for coats and shoes, with wall-mounted cupboards for convenience.

The guest cloakroom features decorative wood panelling, a wash hand basin with chrome mixer tap, low level WC, and an electric extractor fan.

Upstairs, the galleried landing is a standout feature with its exposed cruck beam and oak balustrade. The landing provides access to all bedrooms and the Jack & Jill family bathroom, with natural light from both a front-facing window and a Velux roof window to the rear. The master bedroom is a generous double with a vaulted ceiling, dual-aspect windows, exposed beams, and engineered oak flooring. A latch door leads to the en-suite, fitted with a circular pedestal wash hand basin, low level WC, and a double shower unit with a mains-fed rainfall and handheld shower, heated towel rail, and extractor fan.

Bedroom two is another spacious double, also with engineered oak flooring, built-in wardrobes, a glazed door to the side, and a Velux roof window to the front. It has direct access to the Jack & Jill bathroom. Bedroom three is a versatile room, currently used as a study, but suitable as a single bedroom or nursery.

The Jack & Jill family bathroom includes tiled flooring and a white suite comprising a low-level WC, circular wash hand basin with chrome mixer tap, bath with handheld shower attachment, and a corner shower unit with mains-fed shower. There's also a heated towel rail, extractor fan, and a Velux window.

Outside, the front garden is private and well maintained, featuring a patio seating area, lawn, mature borders, and apple trees. A large driveway provides ample off-street parking and leads to a detached double garage with timber doors, separate pedestrian stable door, power, lighting, and loft storage. To the side of the garage is an additional lawned area with mature hedging, where the oil tank is also located.

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

Note: It is quite common for some properties to have a Ring doorbell and internal recording devices. The property is Grade II listed.

Property construction: Standard **Parking:** Off road **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

Heating: Oil (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 F

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

Our Ref: JGA11082025

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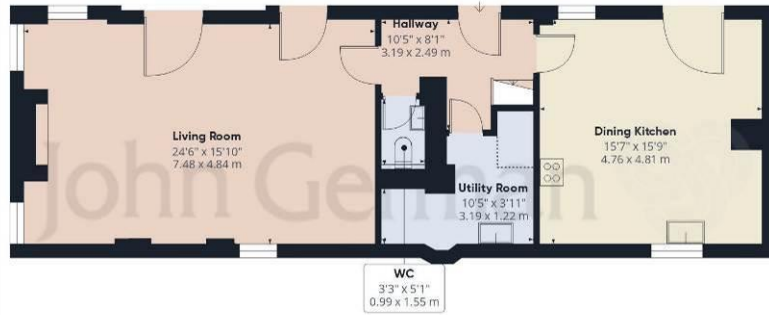
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1889 ft²

175.6 m²

Reduced headroom

10 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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EPC N/A – GRADE II LISTED



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