



Boxall Brown & Jones

CHARTERED VALUATION SURVEYORS AND ESTATE AGENTS

Annies Meadow Barn, Offcote, Kniveton, ASHBOURNE, DE6 1JQ

Situated in an idyllic rural location nestled in stunning countryside, close to Ashbourne. The beautifully presented character detached barn conversion has been cleverly re-built to offer versatile four bedroomed character accommodation with landscaped gardens, stables and approx 7.5 acres of grazing land, which wraps around the property and enjoys open aspect and stunning view. Viewing is essential.

Offers in the region of £750,000



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Annies Meadow Barn, Offcote, Kniveton,

DIRECTIONS

Leave Belper along the A517, Ashbourne Road, through Hulland Ward and continue along Gorse Lane, eventually taking a right hand turn onto Corley Lane. Follow the road from where the property can be viewed across the valley. Bear left on the lane, where the property can be found on the left hand side, clearly identified by our For Sale board.

Offered with vacant possession/ no chain. Located in a quiet rural situation being surrounded by open countryside with stunning views and the pretty Kniveton brook flows through the valley. The detached character property has been skillfully rebuilt and sympathetically extended to offer deceptively spacious yet versatile accommodation comprising a Farmhouse kitchen, guest WC, cosy sitting room with wood burning stove, feature walling and exposed timbers, double ground floor guest bedroom with luxury wet room ensuite. The first floor is accessed via two staircases one leading to Bedroom one with ensuite shower room and two further bedrooms and shower room.

Benefitting from electric heating installation and double glazed character windows with hardwood period doors.

The lawned gardens wrap around the property with a gravelled driveway providing generous car parking and leading to the stables. The grounds extend to a further 7.5 acres of adjacent grazing land enjoying an open aspect and undulating countryside views.

Situated conveniently within easy reach of the popular market town of Ashbourne, being steeped in history and character. Having excellent shopping, bars, restaurants and leisure facilities, whilst located in the heart of the stunning Peak District.

ACCOMMODATION

The hardwood character door with glazed insert allows access.

DINING KITCHEN 14'8" X 12'2" (4.47m X 3.71m)

Comprehensively appointed with a range of cream base cupboards, drawers and eye level units with wood block surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric oven, hob with extractor hood, fridge, dishwasher and washing machine. There is ceramic stone effect flooring, inset spotlights, electric heater, original exposed beams to the ceiling, dual aspect double glazed hardwood windows to the front and side enjoying views and a latch door opens into :



GUEST WC

Comprising a low flush WC, wall mounted wash hand basin, electric wall mounted heater, ceramic tiled flooring and a built-in cupboard houses the hot water cylinder and electrical installation.

SITTING ROOM 24'5" X 13'9" (7.44m X 4.19m)

A welcoming room having a feature exposed brick wall, original beams and flagstone hearth housing a wood burning stove. There is solid wooden flooring, exposed feature timbers, recessed mood lighting, electric heaters and a full height double glazed window to the front, which floods the room with natural light and provides open countryside views. The split stair case leads off to the first floor .



REAR LOBBY

Having an exposed stone wall, full height hardwood double glazed windows and doors allow access to the rear, flagstone flooring and a period wooden door with original leaded light features open into :



SUN LOUNGE 17'8" X 18'4" (5.38m X 5.59m)

A naturally light and generously proportioned room with full height hard wood concertina doors that run the full length of the room opening the accommodation into the garden. Having an impressive, original exposed stone wall, slate flooring, recessed mood spotlights, multi-fuel stove with stone hearth and double glazed window to the side, overlooking the grazing land.



GUEST BEDROOM FOUR 11'8" X 9'8" (3.56m X 2.95m)

A versatile room, having full height double glazed character windows to the front enjoying views and an electric heater.



ENSUITE WETROOM

Appointed with a white comprising panelled bath, low flush WC, wash hand basin and walk in shower. There is an exposed stone feature wall, window to the rear aspect, slate tiled flooring, heated towel radiator, inset spot lights and extractor fan.



ONTO THE FIRST FLOOR

Via staircase one

MASTER BEDROOM 15'2" X 11'1" (4.62m X 3.38m)

Having double glazed hardwood windows to the side elevation opening onto views over the paddock and beyond, inset spotlighting, electric heater, oak character door and access to the roof void.



ENSUITE

Comprising a fully tiled double shower enclosure with electric shower, low flush WC and vanity wash hand basin with useful storage beneath, complementary splash back tiling, Velux skylight and inset spotlighting.



LANDING

Accessed via staircase two.

BEDROOM TWO 11'1" X 10'5" (3.38m X 3.05m X 0.13m)

Having inset spotlighting, electric wall heater, access to the roof void and a double glazed window to the side elevation enjoying views.



BEDROOM THREE 11'8 X 7'2 max (3.56m X 2.18m max)

With Velux skylight, electric heater, built-in overhead storage and inset spotlights.



SHOWER ROOM

Appointed with a three piece suite comprising a double shower enclosure with electric shower over, low flush WC and stylish wall hung wash basin. There is complementary ceramic tiling, inset spot lighting and vinyl flooring.



OUTSIDE

The property is through a wooden five bar gate, the gravelled driveway provides ample car parking and hard standing. The lawned gardens wrap around the property with mature fruit trees and fencing. The driveway extends to provide vehicle access to :



Also Offices At:

4 Blenheim Parade Allestree, Derby, DE22 2GP Tel: 01332 553838 Fax: 01332 557437 Email: allestree@boxallbrowandjones.co.uk

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GENERAL INFORMATION

These particulars are issued on the distinct understanding that all negotiations are conducted through BB&J. The property is offered subject to formal contact and it still being available at the time of inquiry and no responsibility can be accepted for any loss or expenses incurred in viewing. BB&J for themselves and for the vendor/assignor/lessor of this property whose agents they are, give notice that:

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- (2) Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The seller does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property.
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