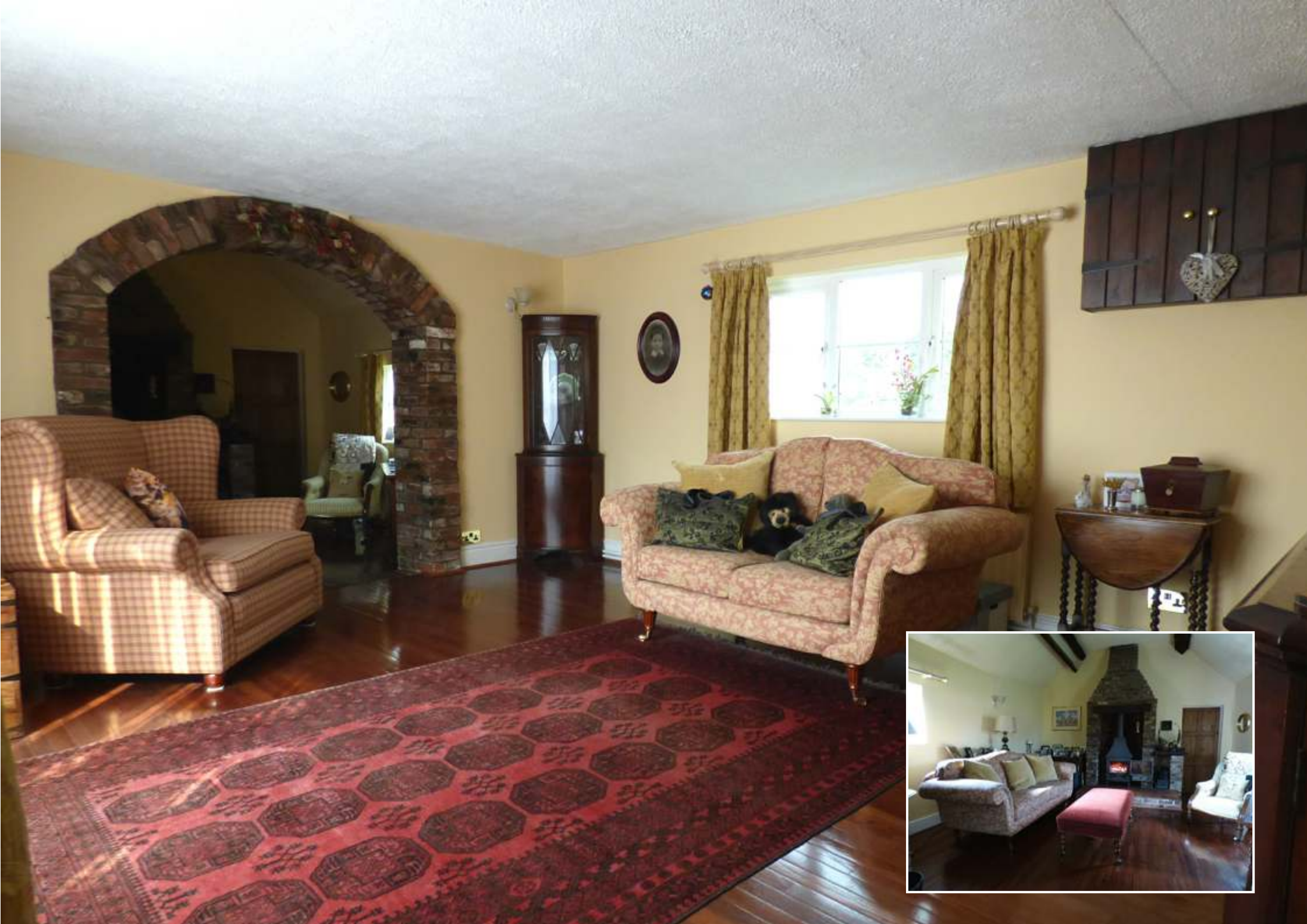


Smithy Farm

Twyford Road, Twyford
Barrow on Trent, Derbyshire, DE73 7HJ

Unmistakably
John German 







Smithy Farm

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Barrow on Trent, Derbyshire,
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A magnificent period farmhouse with paddocks, gardens and grounds extending to approximately 2.486 acres with a versatile layout and accommodation including; five reception rooms, fantastic open plan kitchen/dining room, stunning master bedroom suite with vaulted ceiling, luxury en suite and dressing area, bedroom two with en suite, two further bedrooms and shower room.

Occupying a fantastic position with views over its grounds and surrounding countryside.

Guide Price

£675,000

Accommodation

Timber front entrance door to:

Entrance Hall

Tiled floor, coving, radiator and doors leading off.

Guest W.C.

2.73m x 2.31m (approx. 8'9" x 7'6"). With 'Savoy' period style suite comprising high level w.c. and pedestal wash hand basin with chrome fittings. Radiator, vaulted ceiling, tiled floor and uPVC double glazed window to front.

Sitting Room

5.28m x 4.28m (approx. 17'3" x 14'0"). Double glazed windows with double glazed French doors to courtyard style front garden. uPVC double glazed windows with views over paddock, door to dining room and brick arch giving access to:

Lounge

4.35m x 4.23m (approx. 14'2" x 13'9"). Vaulted ceiling with exposed beams, brick chimney breast with wood burner and tiled hearth, uPVC double glazed window to front and two uPVC double glazed windows to rear.

Play Room

4.04m x 2.79m (approx. 13'0" x 9'1"). Radiator and uPVC double glazed window with views over paddock.

Separate Dining Room

4.27m x 3.91m (approx. 13'9" x 12'9"). With doors to sitting room and entrance hall, radiator, exposed beams, uPVC double glazed window to front, door to front entrance hall and door to stairs leading to first floor.

Study/Family Room

4.25m x 3.18m (approx. 13'9" x 10'4"). Inglenook style fireplace with beam over and ornate 'Godin' stove, radiator, coving, uPVC double glazed window with views over paddock and wooden double glazed window overlooking the gardens.

Fitted Kitchen

4.26m x 4.25m (approx. 13'9" x 13'9"). Range of reclaimed pine base and eye level units with granite work surfaces and matching centre island with inset 'Belfast' sink. Space for range style cooker with extractor hood over, integral dishwasher and two fridges. Part tiled walls, flagstone floor, spot lights, archway to dining area and door to utility.



Dining Area

5.84m x 2.22m (approx. 19'0" x 7'3"). Half vaulted ceiling, spot lights, three sky lights and full with double glazed windows with aspects over the rear gardens and door out to garden.

Utility

3.92m x 3.07m (approx. 12'9" x 10'0"). Stable door out to rear, range of base and eye level units with roll edge work surfaces, sink and drainer, space for appliances, tiled floor, double glazed window to rear, spot lights and radiator.

Gardeners W.C.

With a contemporary white suite comprising close coupled w.c. and glass surface with inset wash hand basin. Tiled floor, double glazed window and extractor fan.

First Floor Landing

Double glazed window with views over the gardens and fields beyond, loft hatch and doors leading off.

Master Bedroom Suite

Dressing Room

4.24m x 1.57m excluding wardrobes (approx. 13'9" x 5'1" excluding wardrobes). With wide double wardrobe, radiator, double glazed window with views over gardens and fields beyond, wall mounted 'Glow Worm' central heating boiler (LPG).

Bedroom

6.57m x 5.05m (approx. 21'5" x 16'5"). Vaulted ceiling, three double glazed 'Velux' windows and two sets of double glazed French windows with further views over gardens and countryside.

En Suite

3.09m x 2.99m (approx. 10'1" x 9'8"). Suite comprising roll top bath with claw and ball feet, separate shower cubicle, his and hers pedestal wash hand basins and close coupled w.c. Tiled floor, part tiled walls, spot lights, double glazed 'Velux' window and towel rail/radiator.

Bedroom Two

4.29m x 3.53m (approx. 14'0" x 11'6"). Laminate floor, two radiators, uPVC double glazed windows with views to three sides and spot lights.

En Suite

3.07m x 1.69m (approx. 10'0" x 5'5"). Suite comprising glazed shower cubicle with glass brick walls, close coupled w.c. and ceramic wash hand basin. Tiled floor with under-floor heating, part tiled walls, towel rail, recess mirror, loft hatch and uPVC double glazed window.



Bedroom Three

4.26m x 3.99m (approx. 13'9" x 13'0"). Radiator, laminate floor, built-in wardrobe, coving and uPVC double glazed window with views over paddock.

Bedroom Four

4.24m x 3.95m (approx. 13'9" x 12'9"). Built-in wardrobe, radiator and uPVC double glazed windows to two sides.

Shower Room

Suite comprising shower cubicle, tiled unit with inset wash hand basin, concealed cistern w.c. and storage. Double glazed window and spot lights.

Outside

Smithy Farm owns the drive but two other properties have access over the drive. To the front, running parallel to Twyford Road, is the **Paddock**. Please note there is a public footpath by the paddock.

To the rear there are established gardens with paved terrace, raised deck with views and Koi pond.

Double Garage

6.09m x 6.42m narrowing to 6.33m (approx. 19'9" x 21'0" narrowing to 20'6"). With two electric up and over doors, and door to utility room.

Energy Performance Certificate

Rating E (43/70)

Tenure

Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

Services

Mains water, drainage and electricity are believed to be connected to the property (no mains gas). LPG central heating. Purchasers are advised to satisfy themselves as to their suitability.

Local Authority

South Derbyshire District Council

Useful Websites

www.environment-agency.co.uk

www.coal.decc.gov.uk

www.south-derbys.gov.uk/planning

JGA/310314 JGB/020414

SMR/RLM/21S/S0733





GROUND FLOOR



1ST FLOOR



Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2014

Promap/Ordnance Survey Extract

For identification purposes only - not to scale.

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.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

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