

# Elms Farm Barns

Snelston, Ashbourne, DE6 2EP

John German





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£475,000

This enchanting and immaculate three bedroomed barn conversion is beautifully appointed throughout and has the benefit of a private, well maintained garden, situated on a highly sought-after complex within the village of Snelston.



Snelston is an attractive small estate village located 3 miles south west of Ashbourne. Built around the Gothic style Hall, there are pleasant walks into the surrounding areas and the nearby River Dove provides facilities for those fishing enthusiasts.

### Accommodation

Main entrance door opens into the reception hall with solid oak flooring, a storage cupboard and boiler cupboard. An opening leads into open plan kitchen, living and dining area with a vaulted ceiling having exposed purlins and skylights making this a wonderful light room. The luxury bespoke in-frame kitchen has a range of base and wall mounted units with solid granite work surfaces over that extends to a breakfast bar area, a one and a half bowl sink unit, an electric range cooker, integrated dishwasher and fridge freezer. Oak flooring runs throughout and doors open out to both the front and rear elevations.

The ground floor master bedroom has exposed beams and a luxury fitted en suite with a three-piece white suite, tiled floor and a heated towel rail. Off the bedroom, a staircase leads to a mezzanine room above with exposed purlins and skylights, this would make an ideal study, nursery or sitting area.

Also off the hall is bedroom two that has a vaulted ceiling, skylights and a door leading out to the garden in addition to a shower room fitted with a white suite including a double shower cubide, tiled floor and heated towel rail.

Bedroom three is located on the first floor and has a partially vaulted ceiling with skylights and its own en suite shower room fitted with a three-piece suite, tiled floor and heated towel rail.

### Outside

A communal gravelled courtyard area leads to off road parking and a garage located in the middle of a block, with power and lighting.

The private rear garden has a paved patio with lawned beyond enjoying display borders packed with a variety of trees, mature shrubs and herbaceous perennials.

### Notes

- 1) The property is located in a conservation area.
- 2) There is a shared right of way over the communal private driveway/courtyard. Maintenance costs are shared between all properties.
- 3) Deed of Right across No.3 for oil filling.

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

**Services:** Mains water and electricity. Oil central heating. Drainage is via a septic tank that is shared with 6 other properties. It was last emptied in October 2020 at a cost of £240. Purchasers are advised to satisfy themselves as to their suitability.

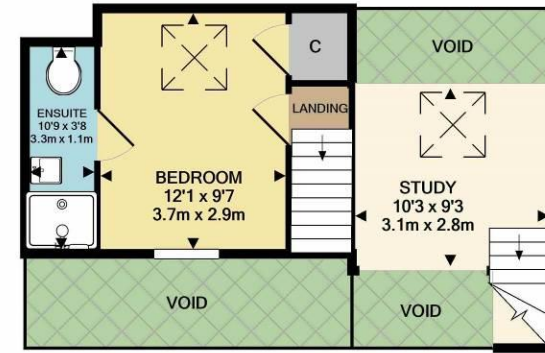
**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

**Our Ref:** JGA/04012021

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band E

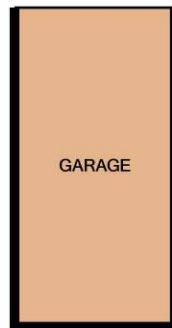






1ST FLOOR

John German



GROUND FLOOR

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.  
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### 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		
81-91	B		
69-80	C		74   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		



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