



Smeadows Barn

Brassington



Smeadows Barn

Kings Hill
Brassington
Derbyshire
DE4 4HA



2/3



2



2



Awaiting



11.79ac

This charming detached barn conversion occupies a simply stunning location within the hillside on the edge of Brassington village, having a double garage and range of buildings along with land extending to 11.79 acres

The accommodation is of unique split level design enjoying stunning views from every aspect.

The picturesque village of Brassington is well provided for with a primary school, playing field, church and two public houses with the popular Carsington Water within 3miles.

The land ascends along the hillside from the property to the North West and is accessed from the yard.

An additional 2.88 acres with separate gated access is available by separate negotiation.

Viewing is essential to appreciate the location and full extent of the holding on offer

Asking Price:

£795,000



Ashbourne Office - 01335 342201



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Lower Level

The property is of unique split level design with the main access door leading into the **Hallway**, which has a staircase leading to the upper level galleried landing, useful understairs storage cupboard, tiled floor with exposed stone reveals, internal access to the Breakfast Kitchen and Ground Floor Bedroom.

The **Breakfast Kitchen** has a lovely vaulted ceiling with exposed timbers, a comprehensive range of matching wall, drawer and base units, with works surface over with breakfast bar curved extension. Sink and drainer, integrated dishwasher and electric cooker with hob. tiled floor, external access door to provide a further entrance to the property. Steps up to the mezzanine upper level where the Dining Room is situated.

Ground Floor Bedroom is a double room with window to the front, the room provides access to a further room which was previously used as a **Third Bedroom** by the current owners and has an internal access door to an **Ensuite Shower Room** with Velux roof light windows and fitted with a four piece shower suite comprising shower cubicle with shower over, pedestal wash hand basin, low flush WC and bidet. Wall mounted oil fired central heating boiler.



Upper Level

The **Galleried landing** is accessed from the Hallway and provides internal access door to the first floor Bedroom, Bathroom and Sitting Room. The **Sitting Room** is delightfully situated at the rear of the property with double doors opening out into the garden, this delightful reception room is exceptionally spacious with vaulted ceiling and exposed timber 'A' frame with a feature stone fireplace to one wall with raised stone hearth and inset wood burning stove.

A door beside the fire place leads through to the **Dining Room** also situated to the rear of the property with access door to the rear garden. The dining room is on a mezzanine above the Breakfast Kitchen with vaulted ceiling and exposed timbers with stairs down directly into the Breakfast Kitchen.

The **Bathroom** is fitted with a three piece bathroom suite comprising panelled bath, low flush WC and pedestal wash hand basin. Adjacent to the Bathroom is the **First Floor Bedroom** being a double bedroom with a window overlooking the front courtyard and access to a walk-in wardrobe providing useful storage with hanging rails.



Lower Level

Upper Level

Outbuilding



Smeadows Barn, Kings Hill, Brassington, DE4 4HA

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.

Assessments First

Externally

The property is accessed from the lane Kings Hill and leads through double timber access gates into the courtyard which provides gated access track to the land and off road parking for a number of vehicles. Conveniently located, adjacent to the access drive entrance is a purpose build **Double Garage** with rustic cobbled stone forecourt area in front and two separate single up and over access doors, power and lighting. Attached to the Double Garage is a **Utility Room / Workshop** which has a separate pedestrian access door and has been used for appliances and has a fitted worktop.

The gardens wrap around the property with an extensive paved courtyard to the front with steps around the side leading to the higher level rear garden with further patio seating area to the immediate rear with rockery garden containing attract flowers and shrub leading to the upper level lawned garden which backs on the land with charming stone wall boundary and enjoying stunning views across the village to the surrounding countryside from this beautiful elevated position.

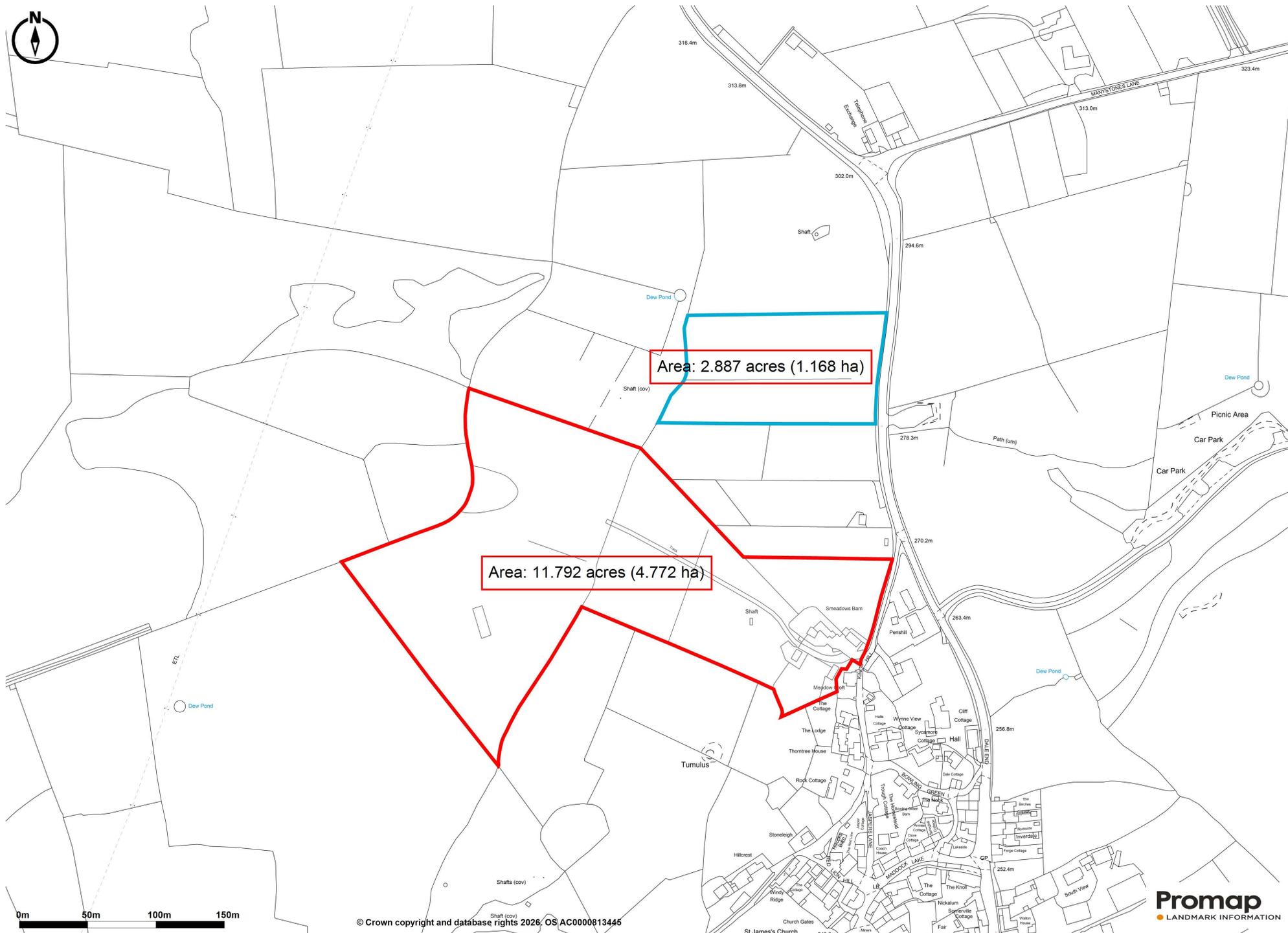


Land and Buildings

The land is predominantly situated to the North and West of the property and is laid to pasture and has been grazed in recent times. There are a number of stone wall boundaries and interconnecting vehicular access gates. The land is mainly access from the farmstead drive through the yard and the views from the hillside are truly stunning. The holding in total extends to approximately 11.79 acres in all and there is a separate sloping grass paddock with gated access (outlined blue on the land plan) extending to approximately 2.88 acres which is available by separate negotiation.

There is a range of useful outbuildings within the land including **Storage Shed** with corrugated curved roof which has been used for storing farm vehicles and machinery having large access door to the front. **Workshop** being a former timber built stable but now partitioned and used as a hobby room and workshop with power and lighting. **Timber Garden Shed** providing useful garden storage.





General Information

Services:

Mains Water, drainage and electricity. Oil fired central heating.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Overage;

It is the intention of the vendor to sell the paddock to the left behind the storage shed subject to overage which would only be triggered on the granting of planning for a residential dwelling.

Disused Lead mines:

It is understood there are 2 disused lead mines on the land which the vendor is aware of and these have been fenced off by the owner for safety.

Local Authority and Council Tax Band;

Derbyshire Dales District Council

Council Tax Band: F

Directions:

What3words:: ///teams.pimples.attaching

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Broadband Connectivity:

It is understood that the property currently benefits from excellent broadband connectivity. However, please note that connection speeds may vary. For an estimated broadband coverage, prospective purchasers are advised to consult <https://www.ofcom.org.uk>.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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