



Swallow Barn

Barrow-on-Trent

Swallow Barn

Twyford Road
Barrow-on-Trent

Derby
DE73 7HA



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A unique opportunity to purchase a two bedroom detached barn with accommodation on the first floor and vast garaging and storage within the barn to the ground floor. The property has planning consent to alter and convert the whole barn to form a single four bedroom dwelling, enjoying open views across neighbouring farmland.

Currently the barn is converted to the first floor only with a ground floor hallway having stairs up. The remainder of the ground floor has been used for storage and garaging with the planning consent approved for conversion of the ground floor to the living accommodation and adapting the first floor to provide four bedrooms and two bathroom.

There is ample off road parking and a sizeable garden to the south of the property providing a delightful area to enjoy the open outlook.

Guide Price:

£375,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Accommodation

The main access door on the Eastern elevation leads into the **Ground Floor Entrance Hall** which has a useful built-in storage cupboard and the stairs leading to the **first floor passage** which in turn provides access to all rooms.

The **Lounge** is situated on the north end of the property, a well proportioned reception room, with a window on the gable end and velux window providing further light and a feature LPG gas fire to one wall along with exposed beams to ceiling enhancing the charm

The **Kitchen** is adjacent to the Lounge and is fitted with a comprehensive range of wall, drawer and base units with timber work tops over including drainer and inset sink, integrated electric oven with electric hob over, integrated fridge and freezer, exposed beams and timbers, door to rear enjoying lovely open views and access to the **Balcony**.

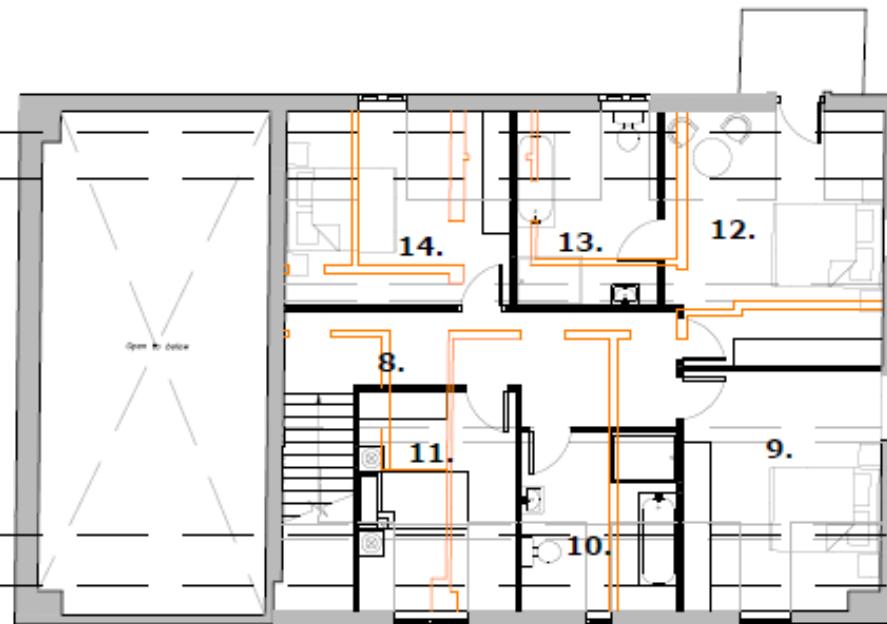
Bedroom One and **Bedroom Two** are both double bedrooms with restricted headroom in part and Velux rooflight windows in the sloping ceiling. Across the passage from the bedrooms is both a **Bathroom** and **Shower Room** having three piece bathroom and shower suite respectively with tiled floor and walls. In addition accessed from the passage is further storage space in the form of a **Walk-in Wardrobe** and **built-in cupboard** housing the central heating boiler.



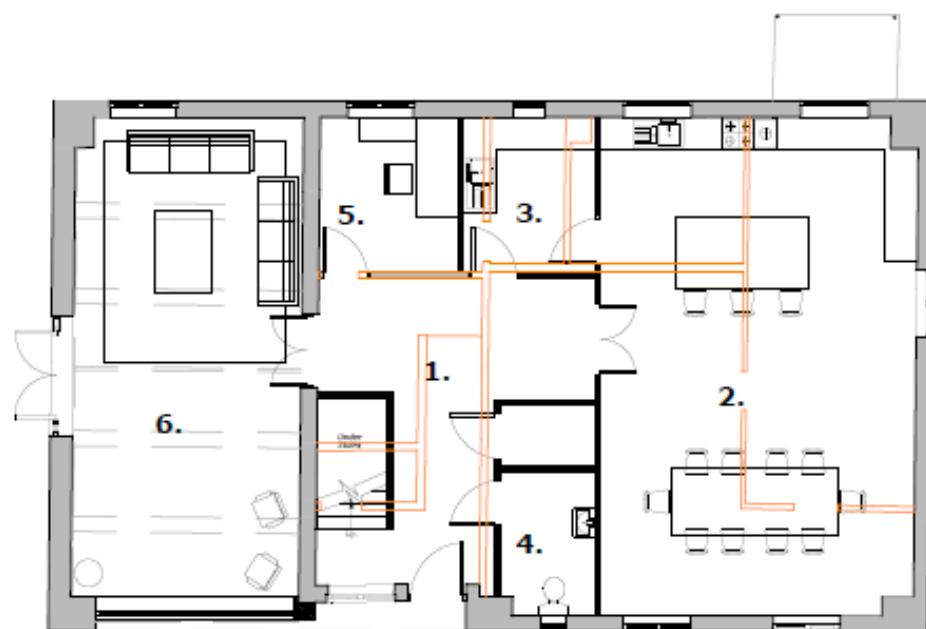
Planning consent for conversion

The barn provides an exciting opportunity to convert the whole to a detached four bedroom dwelling. The property had previously been restricted for holiday use only but when planning consent was granted for the conversion of the barn the this included its use as a residential dwelling without restriction.

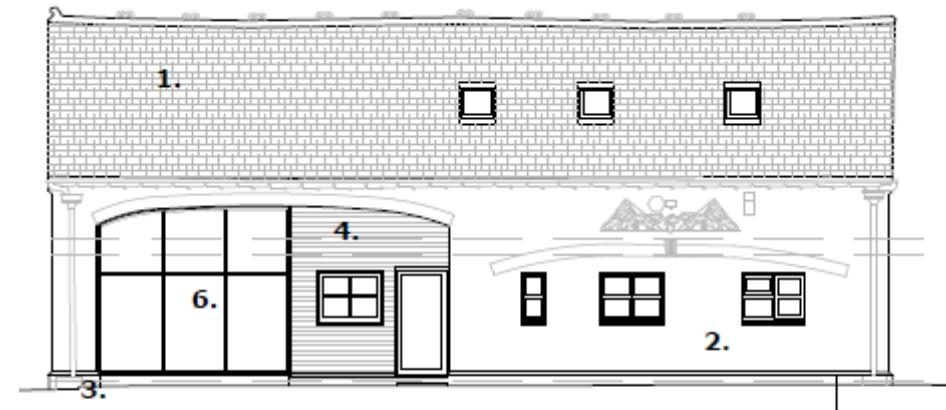
Full details of the planning consent can be found on the South Derbyshire planning portal using reference DMPA/2025/0227.



2. First Floor Plan- 96.8sqm



1. Ground Floor Plan- 127.3sqm



Front Elevation



Rear Elevation

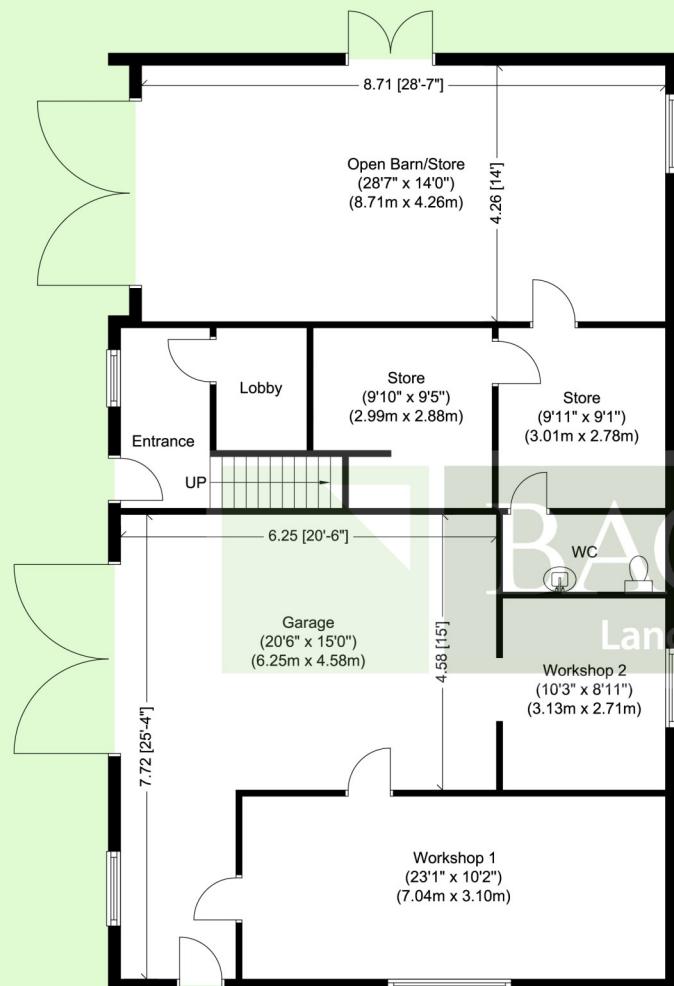
Externally

The property is accessed from Twyford Road and leads to a hard standing areas both to the front and side of the property. The property backs onto a brook to the western side of the property and enjoys views over open farmland with a balcony accessed from the Kitchen on the first floor being an ideal space to enjoy this outlook from an elevated vantage point.

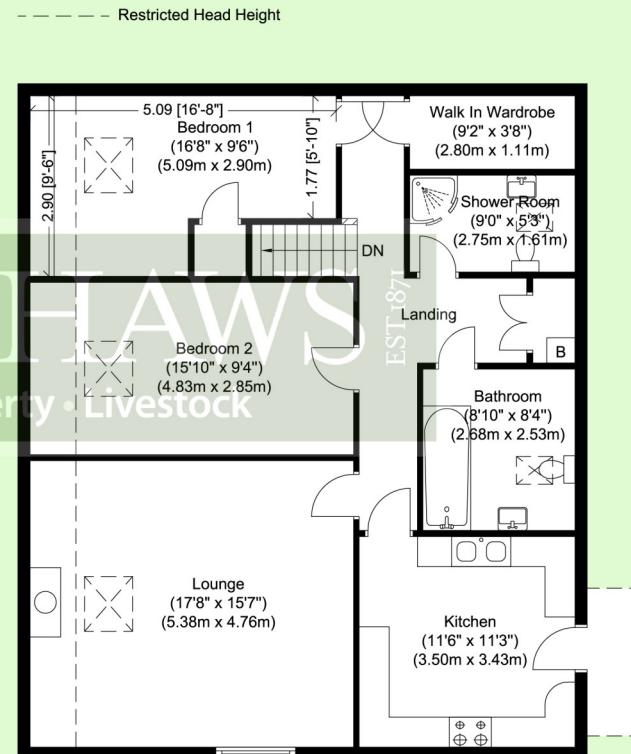
The generous gardens then extend to the southern side of the property and are predominantly laid to lawn, enclosed by panelled fencing to the east with post and wire fencing to the south and west which assist in retaining the open outlook over the neighbouring farmland.



Ground Floor



First Floor



Swallow Barn, Twyford Road, Barrow On Trent, DE73 7HA

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

General Information

Services:

Main Electricity and Water. LPG central heating. Private drainage

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.

Local Planning Authority and Council Tax Band:

South Derbyshire District Council. Tel: 01246 231111 - Council Tax Band 'E'

Agents Note;

It should be noted that this property has not been flooded despite the existence of flood defences as a precautionary measure given the proximity of the brook. A floor risk report has been carried out and can be made available for any serious buyer to view on request.

Directions:

What3words: //apprehend.labels.lance

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 benefits from fibre broadband service; of course speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

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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