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## 5a Laund Farm Mews Far Laund

Belper, DE56 1FP

Offers Around £250,000





A unique and rare opportunity to acquire a beautiful Grade II listed barn conversion which has been meticulously maintained to a very high standard. Offering spacious living accommodation that benefits from many features in keeping with the style of the property and a semi rural location that is convenient for Belper town centre and local amenities. The property is located on an exclusive private development of converted barn buildings on the outskirts of Belper which is a thriving historic town on the door step of the beautiful Peak District national park. The development is conveniently positioned for local schools, public transport and easily accessible roads to Ripley, A38 and the M1. The barn conversion has been tastefully decorated throughout in keeping with age and style of the property and the accommodation comprises; Fitted Kitchen with breakfast bar, Lounge and guest cloakroom WC. To the first floor landing two generous bedrooms both enjoying the fine aspect and views. Family bathroom having a three piece suite. Outside to the front a garden laid mainly to lawn with well stocked borders. Having parking and pathway to the front door. To the rear a paved court yard overlooking the development and a single garage. The residence enjoys a fine aspect with panoramic views of the surrounding Derbyshire countryside which can only be truly appreciated when viewed.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Kitchen

15'2" x 5'11" (4.64m x 1.81m )

The property is entered via a traditional door with glazed insert and beautiful terracotta ceramic tiled flooring. Having a range of base wall and matching drawer units with work surfaces over incorporating a one and a half sink drainer unit with chrome mixer tap. With an integrated electric fan assisted oven, gas four ring hob with extractor over, space for a fridge freezer, space for an automatic washing machine. Breakfast bar, central heating radiator, stable door to the rear access, complimentary splash back tiling and ceiling light. Exposed brick wall and feature beams.

### Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a wall mounted hand wash basin. Complimentary wall and floor tiling, central heating radiator, ceiling light and extractor fan.

### Lounge

11'9" x 11'4" (3.60m x 3.47m )

Having a double glazed window to the front elevation, central heating radiator, three wall lights and a feature fire place having an electric stove set on a raised hearth. Useful under stairs storage and stairs off to the first floor landing. Television Point.

### To the first floor landing

Having a ceiling light and a central heating radiator.

### Bedroom One

11'0" x 9'3" max reducing 8'9" (3.37m x 2.84m max reducing 2.69m)

Having a double glazed window to the front elevation enjoying a fine aspect and panoramic views of the

surrounding Derbyshire Countryside. Central heating radiator, three wall lights and dado rail.

### Bedroom Two

11'7" x 6'10" (3.54m x 2.10m )

Having a double glazed window to the front elevation enjoying a fine aspect and panoramic views of the surrounding Derbyshire Countryside. Central heating radiator, three wall lights and dado rail. Useful airing cupboard housing the Ideal gas combination boiler which services the domestic hot water and central heating system.

### Family Bathroom

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a bath with panelled side with shower over. Wood grain effect flooring, electric shaver point, ceiling light, and a double glazed opaque window to the rear elevation. Complimentary wall tiling, central heating radiator and extractor fan.

### Outside

Outside to the front a garden laid mainly to lawn with well stocked borders. Having parking and pathway to the front door. To the rear a paved court yard overlooking the development.

There is a covered bin storage facility.

### Garage

Being of generous proportions having side opening doors.

### Area

5a Laund Farm Mews is situated approximately a mile from the centre of Belper which provides an excellent range of amenities including shops,

schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

#### Directional Note

From our Belper office proceed through the Market Place then turn left onto Chesterfield Road which in turn becomes Laund Hill and then becomes Far Laund. Take the right hand turn on to Laund Farm Mews where the property is situated on the right hand side and can be identified by our distinctive Home2sell for sale board.



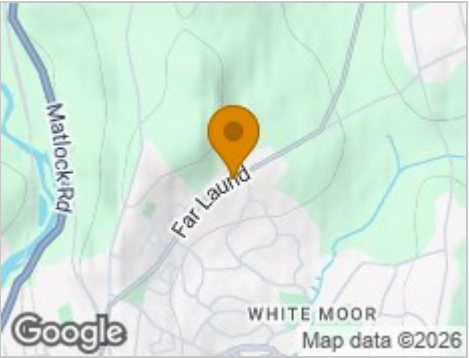
Road Map



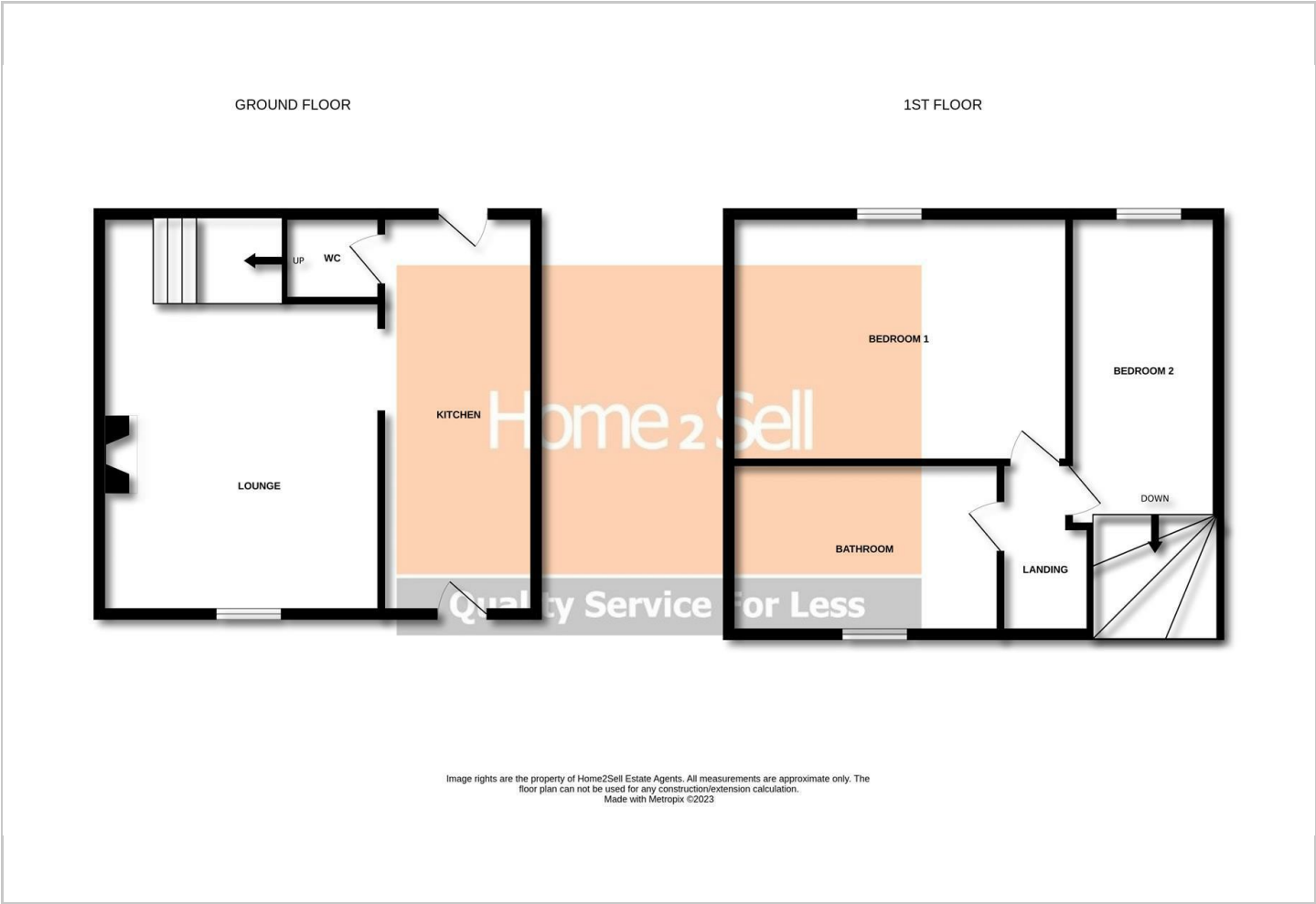
Hybrid Map



Terrain Map



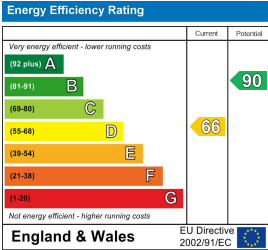
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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