



ANDERSON-DIXON



## Waldley, Nr Ashbourne, DE6 5LP

**\*\* RURAL BARN CONVERSION \*\* FINISHED TO A HIGH SPECIFICATION THROUGHOUT \*\* CIRCA 2.5 ACRES \*\* OPEN VIEWS OVER ROLLING SOUTH-FACING COUNTRYSIDE \*\***

Nestled between Doveridge and Marston Montgomery, Bluebell Barn is a truly exceptional property that combines the best of rural charm and modern luxury. Set in a tranquil countryside location, the home is accessed via a long private driveway that winds through open farmland, offering breathtaking views of the rolling Derbyshire and Staffordshire landscape and circa. 2.5 acres of paddock land.

£1,140,000



## Waldley, Nr Ashbourne, DE6 5LP



External

Property



Directions





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	59	70
EU Directive 2002/91/EC		