

**Rustic Barn, Highfield Lane, Mugginton, Ashbourne,  
Derbyshire. DE6 4PJ**

**£795,000**

**FOR SALE**



**DERBYSHIRE  
PROPERTIES**  
— SALES & LETTINGS —



## PROPERTY DESCRIPTION

A truly unique opportunity to purchase a high-specification new-build barn conversion in the sought-after village of Mugginton.

The interiors impress with expansive open-plan living areas, bespoke kitchens, and opulent bathrooms, where meticulous attention has been paid to every finish and detail. Offering approximately 2,000 sq ft of elegantly crafted living space, these homes feature four bedrooms, two with en-suite bathrooms, and a family bathroom, alongside a flexible ground-floor room with its own shower, perfect as a fifth bedroom or an additional reception area.

Set in a peaceful rural location surrounded by rolling countryside, this exclusive development perfectly combines modern luxury with traditional charm. For those seeking the charm of village living without sacrificing access to modern comforts and connections, Mugginton offers the very best of both worlds. The village is within catchment for highly regarded local schools and just a short drive from Ashbourne, Belper, and Derby.

## FEATURES

- Approximately 2,000 sq ft of elegantly designed living space
- Four bedrooms, including two en-suite bathrooms to the first floor.
- Flexible ground-floor fifth bedroom or additional reception room with shower room
- Grand open-plan living areas with bespoke kitchens
- Luxuriously appointed bathrooms with premium finishes
- Set on the edge of the sought-after village of Mugginton
- Surrounded by beautiful rolling countryside and scenic walking routes
- Convenient access to nearby towns Ashbourne, Belper, and city of Derby
- Perfect balance of rural charm and modern convenience



# ROOM DESCRIPTIONS

## The Haybarns

Welcome to The Haybarns, a truly unique and prestigious small development by a highly regarded residential builders. Renowned for their impeccable craftsmanship and timeless design, this developer is synonymous with luxury living — and The Haybarns is no exception. Nestled within a peaceful and picturesque setting, The Haybarns offers a rare opportunity to own a home that is both architecturally striking and thoughtfully designed to the highest of standards. The property showcases individually styled interiors, premium materials, and bespoke finishes, ensuring every home is as unique as its surroundings.

## The Accomodation

From grand open-plan living spaces and beautifully appointed kitchens, to luxurious bathrooms and landscaped gardens, no detail has been overlooked in creating these remarkable homes. The development’s design pays homage to the area’s rural heritage, while incorporating contemporary features that suit the needs of modern lifestyles. Each barn offers around 2,000 sq ft of thoughtfully designed accommodation, blending character and contemporary elegance.

The first floor features four spacious bedrooms, including two with luxurious en-suite bathrooms, alongside a beautifully appointed family bathroom. On the ground floor, there is a flexible room which could be used as a fifth bedroom, complete with its own shower room. Alternatively, this space lends itself perfectly to use as a second reception room, home office or snug. The homes also benefit from expansive living areas and high-specification kitchens, finished with the finest materials and attention to detail throughout.

## Ground Floor

### Open-Plan Kitchen

6.53m x 6.41m (21' 5" x 21' 0")

### Living Room

5.23m x 4.27m (17' 2" x 14' 0")

### Utility Room

3.14m x 2.00m (10' 4" x 6' 7")

### WC

1.99m x 1.01m (6' 6" x 3' 4")

### Downstairs Bedroom / Study

3.17m x 2.94m (10' 5" x 9' 8")

### Shower Room

1.99m x 1.15m (6' 6" x 3' 9")

## First Floor

## Landing

## Master Bedroom

4.72m x 4.36m (15' 6" x 14' 4")

## En Suite

2.35m x 1.16m (7' 9" x 3' 10")

## Bedroom Two

4.74m x 4.25m (15' 7" x 13' 11")

## En Suite

2.36m x 1.18m (7' 9" x 3' 10")

## Bedroom

4.33m x 3.14m (14' 2" x 10' 4")

## Bedroom

3.67m x 3.13m (12' 0" x 10' 3")

## Bathroom

3.02m x 2.13m (9' 11" x 7' 0")

## Externally

The property benefits from landscaped gardens, predominantly laid to pristine lawn, ideal for outdoor entertaining or quiet relaxation. A spacious detached garage provides convenient off-road parking and additional storage, while the property enjoys breathtaking, uninterrupted views over the rolling Derbyshire countryside, creating a serene and picturesque backdrop that evolves with the seasons.

## Location

Set on the edge of the highly sought-after village of Mugginton, the property enjoys a peaceful rural setting surrounded by beautiful rolling countryside, ideal for scenic walks and those seeking a quieter pace of life.

The property is just a short stroll from the popular Cock Inn gastro pub, known for its excellent food and welcoming atmosphere, adding to the village’s charm.

Despite its tranquil setting, Mugginton is well-connected. The nearby market towns of Ashbourne and Belper offer a range of amenities, while Derby is easily accessible for commuting, and further facilities. The area also falls within the catchment for highly regarded local primary and secondary schools, making it a desirable location for families.

Mugginton offers the perfect balance of countryside living with convenient access to everything you need.





FLOORPLAN

