

Laund Farm Mews, Belper, Derbyshire. DE56 1FP

£450,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this stunning character property located within close proximity of Belper and offering stunning countryside views. The property is offered with no with chain and the accommodation briefly consists of :- reception hall, dining room, living room, shower room, and kitchen/breakfast room. To the first floor a gallery landing with study area allows for access to all bedrooms and bathroom. Externally, the property has a small rear courtyard and a delightful front garden which is mainly laid to lawn with hedgerow boundaries, double width block paved driveway and double garage and views of the surrounding countryside. An early internal inspection is essential to appreciate the accommodation for sale.

FEATURES

- Beautiful Character Barn Conversion
- 3 Bedrooms & 2 Receptions Rooms
- Semi-Rural Location Close To Belper
- No Chain Involved
- Large Driveway & Double Garage
- Modern Kitchen
- Shower Room & Bathroom
- Ideal Family Home Or Downsize
- COUNCIL TAX BAND E
- View Absolutely Essential!



ROOM DESCRIPTIONS

Reception Hall

2.77m x 4.07m (9' 1" x 13' 4") Entered via a hardwood door from the side elevation into this light and airy spacious reception hall with staircase to 1st floor landing with under stairs storage cupboard. Tiled floor covering, decorative dado rail and coving, spotlighting, wall mounted radiator and internal doors accessing all downstairs rooms.

Dining Room

3.44m x 3.71m (11' 3" x 12' 2") With double glazed window to the front elevation, decorative dado rail, wall mounted radiator, attractive half wall wood panelling and additional window to the rear elevation.

Shower Room

1.40m x 1.41m (4' 7" x 4' 8") Comprising of a three-piece modern suite to contain WC, wall mounted wash hand basin and shower enclosure with wall mounted electric shower attachment over. Fully tiled walls, wall mounted chrome heated towel rail, ceiling mounted extractor fan, wall mounted electrical shaver point and tiled floor covering.

Living Room

5.34m x 4.48m (17' 6" x 14' 8") This very well proportioned lighting area living room benefits from Windows to the front and rear elevations, wall mounted radiators, TV point, decorative coving to ceiling and wall lighting. The feature focal point of the room is a stunning gas fire in the style of a log burner set within an exposed chimney breast with attractive wooden lintel over.

Kitchen/Breakfast Room

4.78m x 3.35m (15' 8" x 11' 0") Comprising of a modern range of wall and base mounted units incorporating a single sink drainer unit with mixer taps. incorporate appliances include electric oven, induction hob with stainless steel extractor canopy over and dishwasher. Breakfast bar area, wall mounted radiators and windows to the side elevations. Tiled floor covering, decorative coving to ceiling, spot lighting and stable door leading to rear courtyard garden.

First Floor

Galleried Landing/Study Area

2.59m x 4.11m (8' 6" x 13' 6") Accessed via the reception hall is this light and airy galleried landing with useful study space. Velux window to the front elevation, wall mounted radiator, decorative data rail and spotlighting. Doorway leads to:-

Loft Room/Store Room

3.42m x 1.93m (11' 3" x 6' 4") Located over one of the garages is this useful storage room with spotlights. The room lends itself to potential conversion as it provides an access point into the second garage (subject to necessary planning permissions).

Bedroom 1

3.24m x 4.82m (10' 8" x 15' 10") With a double glazed windows to the front and rear elevations, Velux window, spotlighting, decorative wall lighting, wall mounted radiators, and space for wardrobes.

Bedroom 2

2.88m x 3.76m (9' 5" x 12' 4") Double glazed window to the side elevation, Velux window, exposed beam, spotlighting and wall mounted radiator.

Bedroom 3

2.07m x 3.69m (6' 9" x 12' 1") With Velux and double glazed window to the front elevation, exposed beam to ceiling, spotlighting and wall mounted radiator.

Bathroom

2.00m x 3.15m (6' 7" x 10' 4") Briefly comprising of a three-piece white suite to contain WC, vanity unit and panelled bath with shower over. Fully tiled walls and floor, Velux window, spotlighting, wall mounted radiator and electrical shaver point, heated towel rail and built-in airing cupboard housing the gas combination boiler. Loft access point and decorative coving to ceiling.

Outside

To the front elevation is a low maintenance garden with two areas of lawn enclosed by Drystone walling and having inset mature shrubbery providing privacy from the neighbouring properties. The garden provides 180° beautiful countryside views. A full width block paved driveway provides parking for four vehicles and access to an attached double garage both with double opening doors light and power. Between the garages and main entrance hall is a covered seating area which lends itself to outside entertaining. Outside lighting and power.

Double Garage

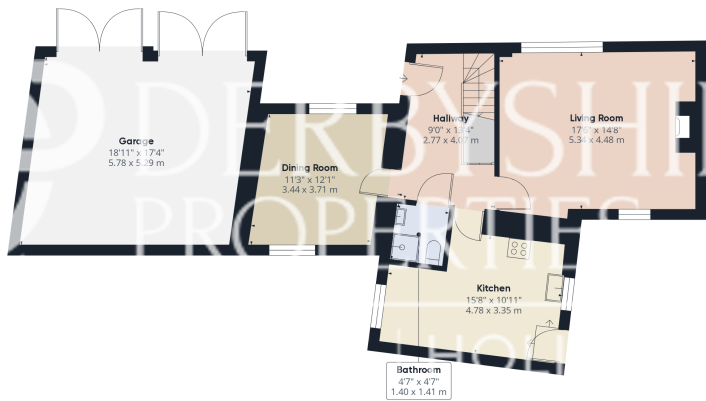
This attached double garage has the potential for conversion into residential accomodation with further accomodation as a potential in the roof space (Subject To Planning).

Disclaimer

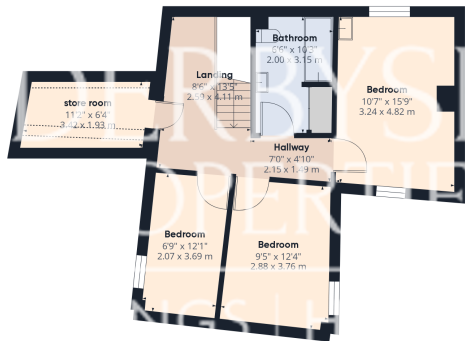
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1628.17 ft²
151.26 m²

Reduced headroom
19.93 ft²
1.85 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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