

Bargate Road, Belper, Derbyshire. DE56 1NE

£675,000 Freehold

FOR SALE



DERBYSHIRE  
PROPERTIES  
— SALES & LETTINGS —





## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this true rarity property type hitting the open market! Built in 1807 this stone barn conversion has been lovingly converted and now benefits from a superb two storey in-keeping side extension. The property offers a wealth of character features throughout as well as offering large social living spaces. It is located approximately 1 mile away from Belper town centre and close to the villages of Bargate and Holbrook. We believe the property would ideally attract interest from families and an early internal inspection should be undertaken to avoid disappointment.

## FEATURES

- Barn Conversion With Large Extension
- 4 Bedroom, 2 Reception Room
- Character & Charm Throughout
- Superb Open Plan Living Kitchen + With Family Space
- En-Suite & Balcony To Master Suite
- Private Landscaped Gardens With Numerous Fruit Trees
- Beautiful Elevated Location With Views
- Close Proximity To Belper Train Station & Town
- View Essential
- COUNCIL TAX BAND D



# ROOM DESCRIPTIONS

## Ground Floor (Original Barn)

### Living Room

This truly stunning room benefits from windows to the front and side elevations, exposed beams to ceiling and French doors to the rear aspect. Wall mounted radiators, TV point and original wooden turning staircase to 1st floor 'second' landing.

### Main Entrance Hall

Entered via sealed unit double glazed door with adjoining window from the front elevation, wood floor covering, wall mounted radiators and cottage style latched doors, useful storage closet. Staircase leads to lower ground floor (original barn).

### Cloakroom/WC

With low level WC, pedestal wash hand basin with tiled splashback, wood floor covering, wall mounted chrome heated towel and feature exposed stone wall with ceiling mounted extractor fan.

### Games Room/Sitting Room

With double glazed French doors to the front elevation, double glazed window, spotlights to ceiling, feature exposed stone wall, wall mounted radiator and TV point.

### Open Plan Living Kitchen/Diner/Living

This superb social space combines kitchen, dining room and living space and is the heart beat of the home. The room benefits from exposed beams to ceiling, spotlighting and windows to both side elevations creating high levels of natural light.

Kitchen area - comprising of a range of base mounted storage units with solid woodwork surfaces incorporating sink drainer unit with mixer taps and tiled splashback areas. Integrated gas range with stainless steel extract canopy over, undercounter space and plumbing for dishwasher, tiled floor covering, space for American style fridge freezer, secondary staircase to the 1st floor landing, wall mounted modern vertical radiator and feature exposed stone wall.

Dining area - with the continuation of the kitchen units but with this time matching wall mounted units providing large amounts of storage space with plenty of worktop space. Tiled splashbacks, wine store, wall mounted radiator and exposed stonewall.

Seating area - With space for furniture and TV point with internal oak door accessing the main entrance hallway.

## First Floor

### Landing 2

Accessed via the main living room with internal oak doors giving access to the second bedroom and storage room, additional stairs lead a inner landing.

### Bedroom 2

Located directly above the main living room and benefiting from a stunning pitched roof ceiling with original beams and trusses is this double bedroom suite benefiting from numerous windows and skylights, creating a light and airy with exposed floorboards, wall mounted radiators, shelving, and TV point

### Storage Cupboard

### Inner Landing

Located between the first and second floor landings and benefiting from a floor to ceiling pitched roof with feature Velux skylight, storage cupboards, exposed beams and wall mounted radiator. A further storage cupboard, and access onto the main gallery landing.

### Galleried Landing (Landing 1)

Accessed via the open plan living kitchen via a bespoke timber staircase, double glazed windows to side elevation creating a stunning viewing point over farmland. Wall mounted radiator and spotlights to ceiling.

### Primary Bedroom

This stunning double bedroom suite has spotlights to ceiling, space for bedroom furniture, wall mounted radiator, TV point and double glazed window. French doors access a large balcony terrace that over looks the front garden and provides stunning elevated views over Belper. Internal door needs to:-

### En-Suite

This modern three piece shower suite comprises of an attached encased WC with moulded vanity unit with tiled splashbacks. A large shower enclosure with main fed rainfall shower with sliding shower doors, fully tiled walls, double glazed obscured window, spotlights, extractor fan to ceiling and wall mounted chrome heated towel rail.

### Bedroom 3

With double glazed window to the side elevation, wall mounted radiator and space for bedroom furniture.

### Bedroom 4

Double glazed window to the side elevation, wall mounted shelving, TV point and space for bedroom furniture.

### Bathroom

Comprising of a three-piece modern suite with an encased WC, large vanity unit with inset sink, space-saver bath with mains fed shower and attachment over with complimentary glass shower screen. Part tiling to walls, spotlights and extractor fan to ceiling, tiled floor covering, wall mounted chrome heated rail and double glazed obscured window.

### External

### Outside

The property is approach via a gravelled driveway that provides parking for a least 10 vehicles. The impressive property then comes into view with a well proportioned front entertaining terrace that is ideal for entertaining. The front garden is large enough for all the family and is mainly laid to lawn with stocked flower beds, borders and a range of fruit trees. The nature of the gardens elevated position the naturally benefits from superb elevated views over Belper with the addition of the well cared for farmers fields adjoining the property. To the rear of the property is a paved terrace, again with beautiful views.

### 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

