

**A HIGH QUALITY, DETACHED BARN CONVERSION**

**POTTERS BARN  
UPPER MAYFIELD  
DE6 2HP**



**PRICE: O/A £440,000**

Occupying a most delightful rural location yet convenient for  
Ashbourne

## DESCRIPTION

Having been converted by the current owner some 8 years ago to a high specification throughout this spacious, detached barn conversion residence very successfully combines the contemporary styling and requirements of modern living with the rustic charm and character of the original building.

The oil centrally heated property (with under floor heating to all ground floor rooms) is double glazed throughout and a thoughtful conversion design ensures the main living areas are flooded with natural light.

There is a large open plan ground floor living space with fitted kitchen, ground floor bedroom and shower room and utility room. At first floor level there are two further bedrooms and bathroom and a delightful sitting room with adjoining Study area.

The property enjoys an enviable rural location surrounded by delightful countryside whilst being conveniently placed for ready access to the shops and facilities of the market town of Ashbourne as well as the transport routes to other main employment centres.

The flexible and adaptable internal accommodation (which, it is felt, could readily provide a fourth bedroom if required) is enhanced by a good sized but easily managed, enclosed garden area with ample parking space and there is also a small adjacent grass paddock.

Ideal for the professional couple, young family or those actively retired the property should be viewed without delay.

## ACCOMMODATION

A panelled and sealed unit double glazed front door leads to



**Large Reception Hall** having oak effect floor with under floor heating. Staircase off to first floor level with under stairs storage area. Sealed unit double glazed window and open ceiling to galleried landing and exposed purlins trusses above.



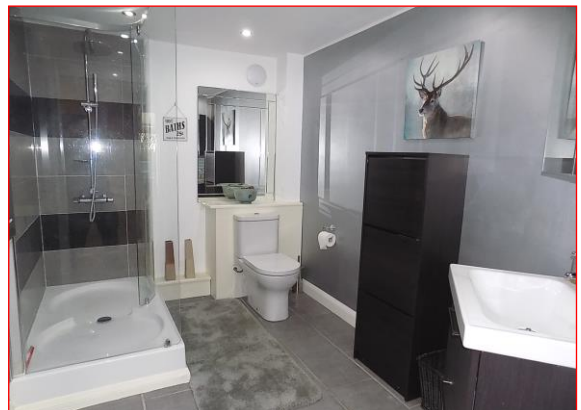
**Open Plan Living Space with Kitchen** 31'8" x 15'5" [9.65m x 4.7m] with oak effect floor finish having under floor heating, full height sealed unit double glazed window overlooking the courtyard garden and four further similar windows together with similar door also leading the exterior. This room also has two exposed ceiling sections towards the galleried landing and exposed purlins and trusses above.



The Kitchen is very comprehensively fitted with an excellent range of quality contemporary units providing two double opening base cupboards, bank of three drawers with flanking triple staged drawers to each side. Integrated dishwasher. Recess housing Leisure Cuisine Master 100 range cooker having double oven and grill, warming drawer and ceramic hob. Brushed stainless steel extractor hood over. Numerous ceiling spotlights. There is a freestanding island unit with ceramic tiled top providing additional work surface and breakfast bar and incorporating further storage facility comprising three banks of two drawers and double opening shelved cupboard with drawer above.



**Ground Floor Bedroom One** 15'1" x 9'5" [4.6m x 2.87m] with oak floor finish and under floor heating. Sealed unit double glazed window with exposed timber lintel, inset ceiling spotlights.



**Ground Floor Shower Room** being of spacious proportions (10'5" x 6'9" [3.17m x 2.06m]) with ceramic tiled floor having



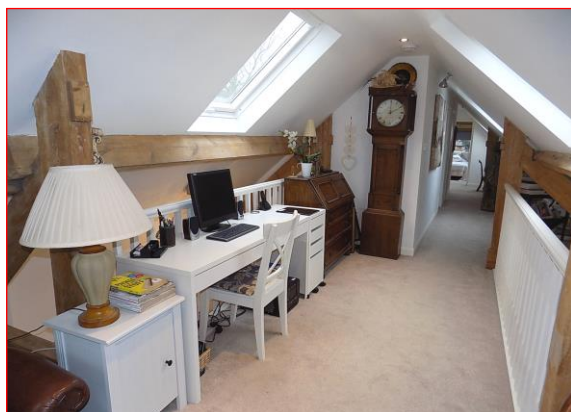
under floor heating and contemporary fitments in white comprising fully tiled shower cubicle with shaped glazed shower screen, twin shower tray and mains shower control. Low flush wc and wash hand basin set into vanity unit with drawers beneath. Inset ceiling spotlights.

**Utility/Boiler Room** 10'6" x 6'2" [3.2m x 1.88m] with ceramic tiled floor with under floor heating, fitted deep stainless steel sink unit with mixer tap having double opening base cupboard beneath. Ample work surfaces with appliance space under having plumbing for a washing machine and further base cupboards. Tiled splash backs, fitted double wall cupboard. This room houses the Mistral free standing oil fired boiler for domestic hot water and central heating.

Staircase to first floor open plan galleried landing with exposed ceiling timbers, two double panel central heating radiators and two sealed unit double glazed Velux roof lights.



**First Floor Open Plan Sitting Room** with Study or Office, 26' x 8' [7.92m x 2.44m] (measured between the exposed purlins). This delightful light and bright space features four sealed unit double glazed Velux roof lights all of which enjoy far reaching countryside views and two sealed unit double glazed windows on the gable elevation again enjoying extensive rural aspects. This excellent and flexible living space could, it is considered, be readily converted to provide additional bedroom accommodation should that be required.



**Bedroom Two** 13'7" [4.14m] maximum but with partially restricted head height x 8'2" [2.49m] with exposed ceiling purlins and two sealed unit double glazed Velux roof lights. Double panel central heating radiator. A particular feature of this room is the original hay loft door which has now been made into a sealed unit double glazed window feature set into exposed natural stone surround and which enjoys a most delightful aspect back along Piccadilly Lane.

**Bedroom Three** 12'3" x 6'9" [3.73m x 2.06m] with partially restricted head height, sealed unit double glazed Velux

window, double panel central heating radiator and exposed ceiling timber.



*Bedroom Two*

**Family Bathroom** having contemporary fitments in white comprising roll edge claw foot bath with mixer tap and shower handset, low flush wc and pedestal wash hand basin with tiled splash back. Ceramic tiled floor, exposed roof timbers and double panel central heating radiator. sealed unit double glazed Velux roof light with extensive rural aspect.



## OUTSIDE



The property occupies a good sized but easily managed plot and is approached via a gravel driveway which swings into an extensive gravel car standing and turning space with raised stone built planted bed, further flower and shrub border and elevated concrete patio terrace area.

There is a most useful workshop store/summer house approximately 18'10" x 7'6" [5.74m x 2.29m] with electric light and power supply connected. There is in addition a small but most useful off-lying paddock which extends to 720sq.m.

## SERVICES

It is understood that all main water, electricity and drainage are connected.

## FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

## TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

## COUNCIL TAX

For Council Tax purposes the property is in East Staffordshire band F.

## EPC RATING C

## VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

## DIRECTIONS

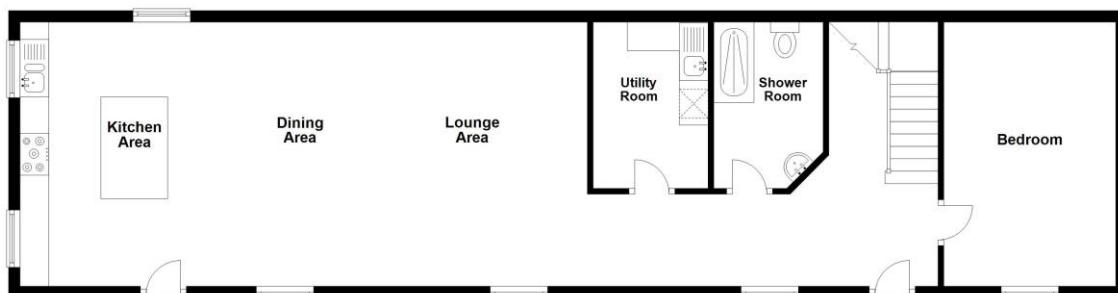
From Ashbourne town centre leave in a westerly direction along the main A52 Ashbourne to Leek road. Upon entering the village of Mayfield cross over the River Dove at Hanging Bridge and then proceed up the hill. After about a third of a mile turn left into Hollow Lane and then proceed straight over the small crossroads into Piccadilly Lane. Continue towards the end and Potters Barn will be noted on the lefthand side marked by our for sale board.

Ref: FTA2386



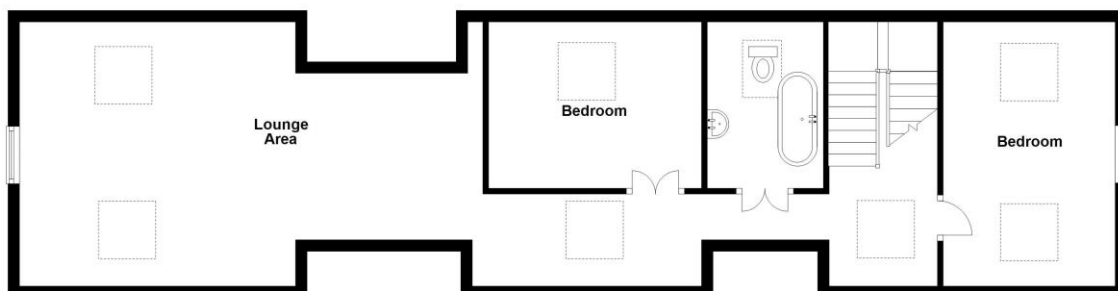
### Ground Floor

Approx. 88.0 sq. metres



### First Floor

Approx. 81.0 sq. metres



Total area: approx. 169.0 sq. metres

Potters Barn, Upper Mayfield, Ashbourne, Derbyshire, DE6 2HP

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.