



GRANT'S
OF DERBYSHIRE

Hasker Farm Barn , Kirk Ireton DE6 3JY
Offers Around £350,000

This exceptional barn conversion presents a rare opportunity to acquire a thoughtfully designed, well-appointed property in a peaceful countryside setting. Situated near the sought-after village of Kirk Ireton and within easy reach of the vibrant market towns of Wirksworth and Ashbourne, Hasker Farm Barn offers a seamless blend of historic charm and modern convenience. As the central property among three barn conversions, this home features uPVC double glazing and calor gas central heating throughout, ensuring year-round comfort. The accommodation briefly comprises a spacious entrance hallway, impressive kitchen diner with a large bay window overlooking the garden, and a cosy sitting room, complete with log burner and French doors opening onto a private patio. The first floor boasts three well-proportioned double bedrooms and a luxurious family bathroom. Externally, the property benefits from a large driveway, providing ample parking for three vehicles, plus additional visitor spaces. The beautiful countryside views extend towards Carsington Water, which is easily accessible on foot. This property represents an outstanding chance to secure an ideal family home or professional retreat in a highly desirable location. Viewing is strongly recommended to appreciate the quality and character of Hasker Farm Barn.



Location

Hasker Farm Barn is set in a peaceful rural location within a small complex of converted farm buildings, surrounded by fields and mature trees, with delightful countryside views. Just five minutes drive to Carsington Water which offers watersports, wildlife and walks, and five minutes to the nearest town of Wirksworth. Other local market towns include Ashbourne and Matlock. The nearest village, Kirk Ireton, has a popular pub, community run village shop, and 'outstanding' rated primary school.

Ground Floor

From the driveway and through the front garden, you will reach the handsome, part-glazed entrance door which opens into the

Entrance Hallway 15'6" x 10'6" (4.73 x 3.21)

A grand and elegant entrance, where original flagstone flooring adds character and heritage. The Victorian-style radiator adds a timeless touch, while the large rear-facing window floods the space with natural light, enhancing the warm and welcoming ambiance, and beautiful stone steps lead to the staircase - all of these features set the tone for this stylish property.

Kitchen Diner 19'5" x 12'5" (5.94 x 3.8)

The recently fitted kitchen boasts dove grey shaker-style units, complemented by glass-fronted wall cabinets and Moroccan-patterned floor tiles. A freestanding unit with granite worktop provides additional storage and work space, the butler sink with a swan-neck mixer tap also sits within a granite worktop and drainer. There's space and plumbing for a washing machine or dishwasher, as well as room for a full-height freestanding fridge freezer. The kitchen also features a smart electric double oven with a five-ring induction hob and extractor above. To the rear, an inviting bay window seating area offers a cosy spot to unwind, while the central space comfortably accommodates a large family dining table. A panelled wooden doors lead through to the

Living Room 15'7" x 12'1" (4.77 x 3.70)

A cosy, welcoming yet chic living space, where French doors frame garden views, enhancing the room's

inviting atmosphere. The flagstone flooring, inglenook fireplace with white-enamelled cast iron multi-fuel stove, Victorian-style radiator, and charming cottage windows all contribute to its sophisticated appeal.

First Floor

Stairs rise from the entrance hallway to reach the landing where doors open into the three double bedrooms and family bathroom. There is new carpeting on the stairs and throughout the first floor.

Bedroom Two 15'7" x 7'3" (4.75 x 2.22)

A good sized double room with a peaceful ambiance, the window to the rear aspect offers fabulous countryside views and lets in plenty of natural light. A wooden door to the rear of the room opens to reveal a generous storage space, and the recently fitted jute flooring adds a modern yet warm touch to the space.

Bathroom 11'1" x 4'9" (3.38 x 1.47)

A striking family bathroom, distinguished by its matching antique high-level WC and washbasin, alongside the freestanding roll-top bath, which together create a room full of character. The curved shower rail and large, traditional shower head and taps, adds to the room's impact. The window to the rear again offers lovely countryside views.

Bedroom Three 11'10" x 7'3" (3.63 x 2.23)

Another good sized double bedroom featuring wooden floorboards and a window to the rear framing far reaching views.

Bedroom One 15'6" x 10'5" (4.74 x 3.20)

A luxurious double bedroom offering plenty of storage with elegantly fitted wardrobes. You can enjoy views of the surrounding countryside from the large window to the front aspect and French doors with a glazed Juliet balcony to the rear. This is the perfect space to relax and unwind.

Outside & Parking

At the front of the property, a spacious driveway (which is part of the courtyard), provides parking for three vehicles side by side. The charming, gravelled front garden, framed by box hedges, combined with the climbing rose over the front door, creates a welcoming

first impression. To the rear, a delightful, fully enclosed garden offers the perfect setting for relaxation and outdoor entertaining. The private patio, ideal for alfresco dining, leads to a lawned area, surrounded by lush, well-stocked borders. This peaceful outdoor space is accessed via French doors from the living room.

Property Notes

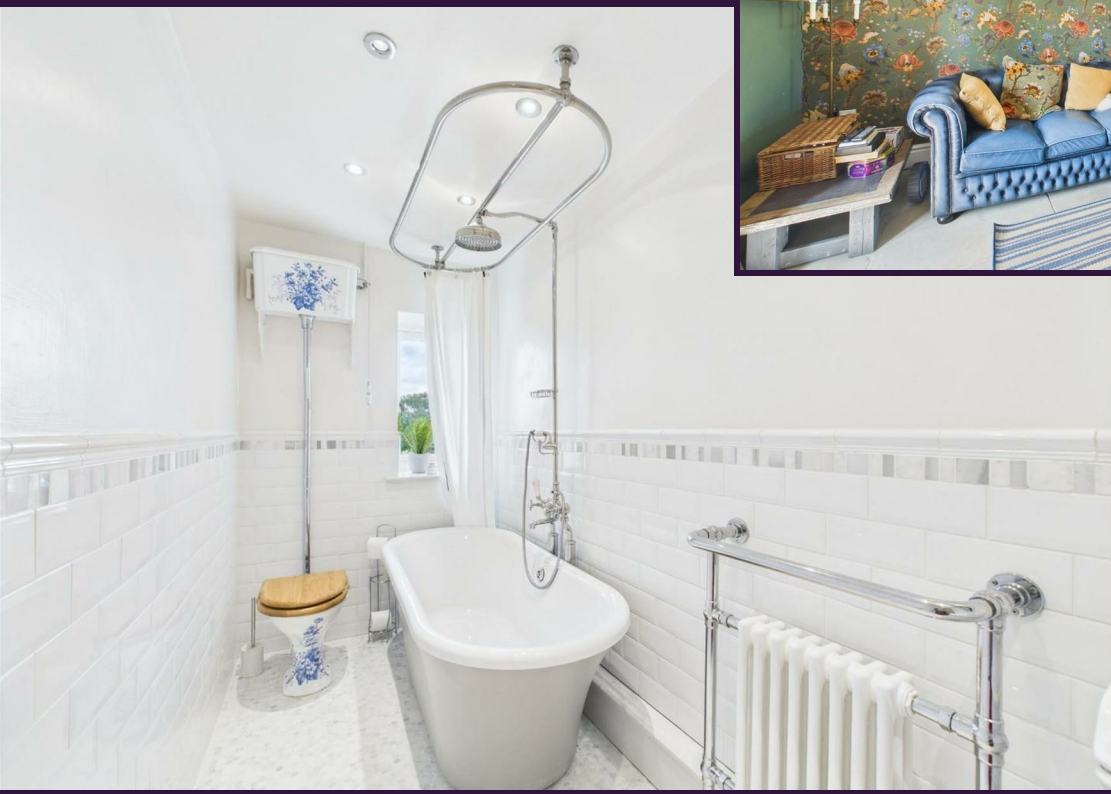
The barn was converted in 1985 and is heated by LPG gas central heating with radiators throughout, a new boiler was fitted in 2023. The property was fully rewired in 2025. The gas tank is located on the adjoining property's land and is metered separately, there is the option to have a new tank installed in the future. There is mains water supply, with a pump outside to ensure good pressure. Drainage is to a treatment tank which is shared with one neighbouring property, the new owner will need to contribute towards its emptying costs. The barn is not listed. At present there are no holiday lets at Hasker Farm, but we are informed that there are no restrictions on use of the property. There is a shared driveway from Stainsbro Lane to the properties. This driveway is the shared ownership / responsibility of all properties on the farm.

Directions

Ignore your sat nav! From Wirksworth town centre, turn up the hill onto West End (by the side of the Market Place car park) and keep going to the T junction at the top. Turn left here onto the B5035 towards Ashbourne, then take the first left onto Stainsborough Lane, sign posted for Callow and Kirk Ireton. Continue for approximately 1km, after which you will see a sign on the right for "Hasker Farm". Turn right onto the driveway, and continue to the end of the lane where you will find the central courtyard. Hasker Farm Barn is directly in front of you, the middle of the three barns. What Three Words: lifted.technical.brighter

Council Tax Information

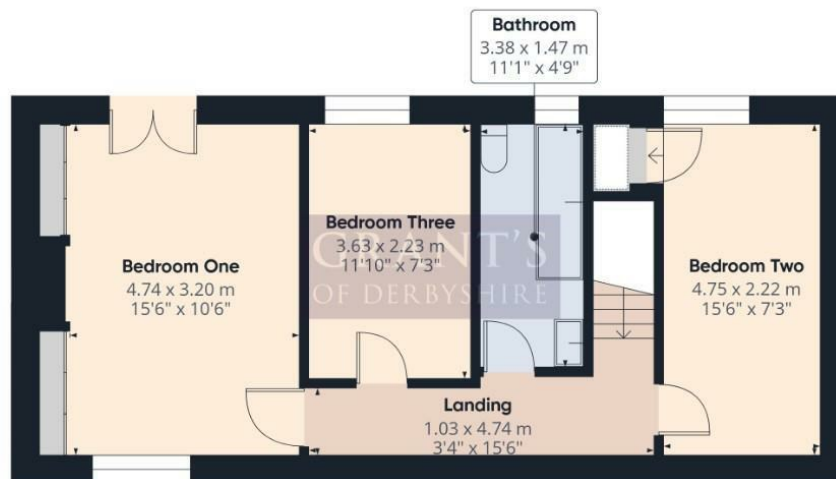
Council Tax band is yet to be set by Derbyshire Dales District Council.







Floor 0



Floor 1

Approximate total area⁽¹⁾

100.4 m²
1082 ft²

Reduced headroom

1.1 m²
12 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

