

## Cobwebs

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Brun Lane, Mackworth, Derby, DE22

Offers Around £600,000 Freehold

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- Ecclesbourne School Catchment Area
- Fabulous Semi-Rural Location
- Impressive Private Plot
- Highly Convenient Location
- Much Character Throughout
- Hall & Fitted Guest Cloakroom
- Fabulous Lounge/Dining Room
- Kitchen, Snug & Utility
- Two First Floor Bedrooms & Bathroom
- Extensive Driveway & Garage







## Summary

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A superbly positioned, three bedroom, detached barn occupying a fabulous location close to Kirk Langley. Ecclesbourne School Catchment Area.

The property is sold with the benefit of no upward chain and retains much original character. Having oil fired central heating with spacious entrance hall, fitted guest cloakroom, fabulous lounge/dining room with feature high ceiling incorporating exposed truss work/beams, kitchen with Aga cooker and breakfast room/snug off, utility room and ground floor bedroom with en-suite shower room. The first floor landing leads to two bedrooms and a bathroom.

The property has a fabulous, private garden situated mainly to the side with landscaped terrace/patio and well-stocked borders. There is an extensive driveway accessed via an electric gate culminating in car standing space/turning area which leads to a single garage.

# F&C

## **The Location**

The property is set amid beautiful open countryside and offers easy access to nearby Kirk Langley. There is a primary school nearby as well as Mackworth Farmhouse pub/restaurant and easy access to a full range of amenities in Derby City centre. Kedleston Hall which is part of the National Trust is also within close proximity. There is also easy access to the market town of Ashbourne and Markeaton Park. The property is within the noted Ecclesbourne School catchment area.

## **Accommodation**

### **Ground Floor**

#### **Spacious Entrance Hall**

12'10" x 12'4" x 4'2" x 3'2" (3.93 x 3.77 x 1.28 x 0.98)

A glazed entrance door provides access to spacious entrance hall with central heating radiator, feature tile flooring, exposed beam ceiling, staircase to first floor and window to front.



#### **Fitted Guest Cloakroom**

5'11" x 5'5" (1.82 x 1.66)

Appointed with a low flush WC, pedestal wash handbasin, central heating radiator and window to rear.



## Stunning Spacious Lounge / Dining Room

30'5" x 15'6" (9.28 x 4.73)

With fabulous high ceilings incorporating truss work and exposed beams, feature central chimney breast with brick interior and timber lintel ideal for a log burner (currently with a Calor gas powered burner which is not working), four central heating radiators, wall light points, two windows to front, one window to side and French door to terrace/patio.





## Fitted Kitchen

12'8" x 9'5" (3.88 x 2.89)

Comprising granite worktops with tiled surrounds, inset sink unit with mixer tap, bespoke kitchen units with cupboards and drawers, stylish floor to ceiling pantry cupboard, impressive Aga, appliance space suitable for dishwasher, feature tile flooring, exposed beam ceiling, window to front and steps lead down to breakfast room/snug.





### Breakfast Room / Snug

9'9" x 9'8" (2.98 x 2.95)

Having a central heating radiator, exposed beam ceiling and window to front.



### Utility Room

9'10" x 9'3" (3.00 x 2.83)

Comprising worktops with tiled surrounds, inset sink unit, base cupboards and drawers, complementary wall mounted cupboards, floor mounted oil fired boiler, space for fridge freezer and washing machine, central heating radiator, window and door to rear and integral door to garage.





### Bedroom One

10'7" x 9'4" (3.25 x 2.86)

With central heating radiator, fitted wardrobes and window to rear.



### En-Suite

6'4" x 5'11" (1.94 x 1.81)

Partly tiled and appointed with a suite comprising low flush WC, pedestal wash handbasin, shower cubicle with integrated shower, central heating radiator, shaver point and window to rear.



### Extended First Floor Landing

14'10" x 10'8" x 9'1" x 3'5" (4.53 x 3.26 x 2.78 x 1.05)

With storage space to eaves and roof light.

### Bedroom Two

18'11" x 10'5" (5.78 x 3.19)

Having two central heating radiators, three built-in storage cupboards, roof light to front and rear.





### Bedroom Three

15'5" x 9'10" (4.72 x 3.02)

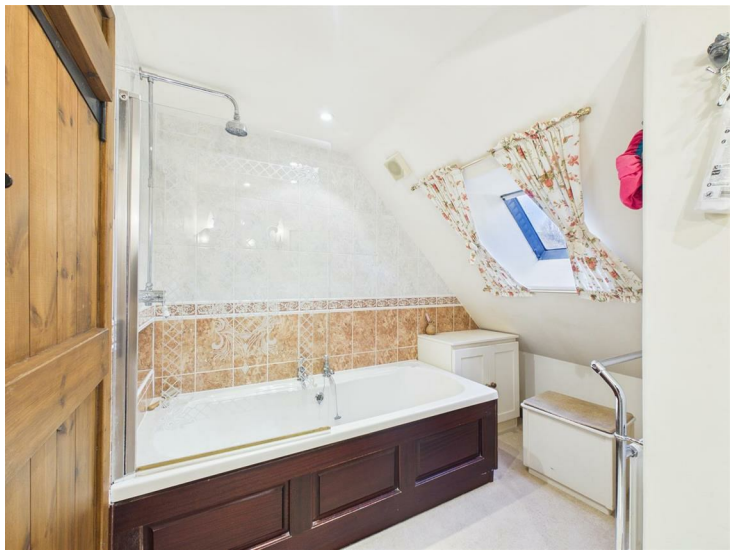
With central heating radiator, fitted wardrobe and two roof lights.



### Bathroom

9'3" x 8'10" (2.82 x 2.70)

Partly tiled with a suite comprising low flush WC, pedestal wash handbasin, bath with shower over, central heating radiator and roof light.





## Outside

The property is located on Brun Lane and occupies a lower lying plot which offers a high degree of privacy with electric gate providing access to an extensive gravel driveway with car standing/turning area and access to the integral single garage. The gardens lie mainly to the front and side of the property and features a landscaped terrace/patio offering various seating areas, herbaceous borders containing plants and shrubs, mature trees, extensive lawn bounded by picket style fencing and stone walling as well as neat hedging. The property is nestled amid attractive open countryside offering delightful walks.



## Garage

With power, lighting and up and over door.

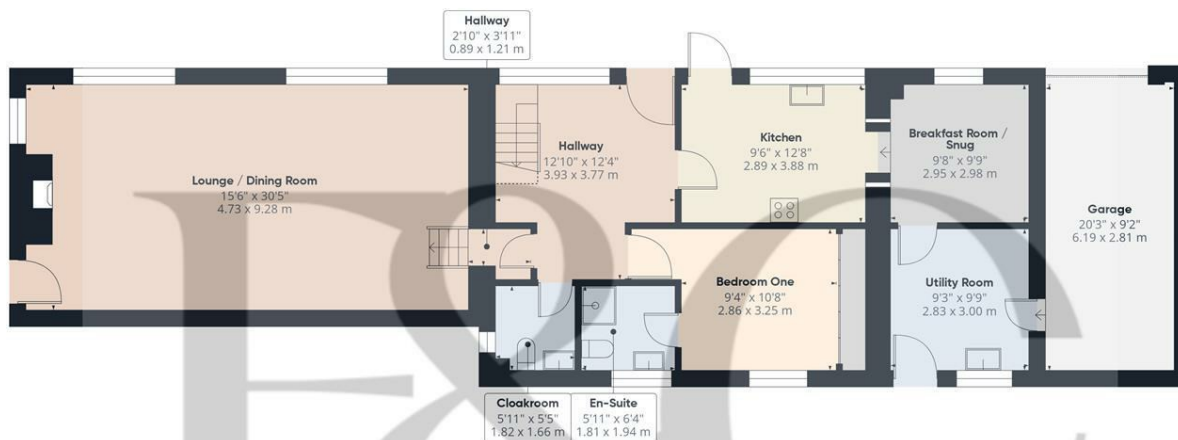


## Council Tax Band F









Floor 0

**Approximate total area<sup>®</sup>**

1311 ft<sup>2</sup>  
121.7 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>  
0.9 m<sup>2</sup>

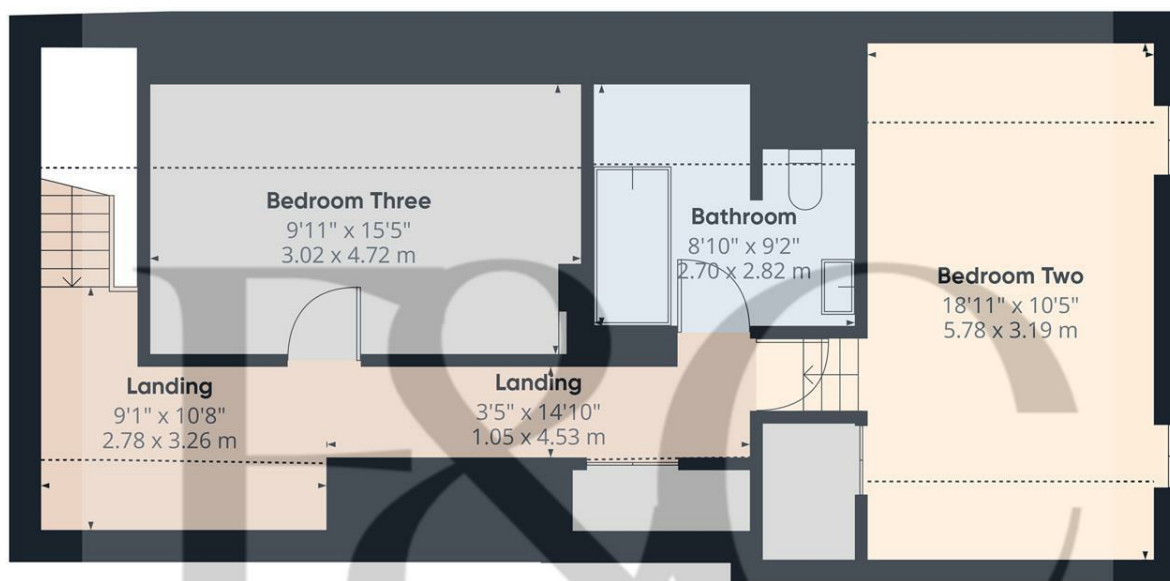
(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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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Floor 1

**Approximate total area<sup>®</sup>**

598 ft<sup>2</sup>  
55.6 m<sup>2</sup>

**Reduced headroom**

161 ft<sup>2</sup>  
15 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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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## Getting there

Cobwebs Brun Lane  
Mackworth  
Derby  
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Council Tax Band: F  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	