



### 3 Bed House

The Granary Top Wild Park, Wood Lane, Brailsford, Ashbourne DE6 3BP  
Price £550,000 Freehold



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**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- A Character Barn Conversion - No Chain Involved
- Secluded Private Setting - Countryside Views
- Lounge & Dining Room
- Kitchen/Diner, Utility Room & Cloakroom
- Three Bedrooms & Two Bathrooms
- Study/Potential Bedroom Four
- Private Garden Backing onto Open Countryside
- Bike Shed, Greenhouse & Garden Shed
- Large Driveway - Easy Car Parking For Several Vehicles
- Located Just Outside Brailsford, Easy access To Derby and Ashbourne

A character three-bedroomed, barn conversion with large private garden set in a rural location just outside the village of Brailsford. Ideal commuting for Derby, Ashbourne, A38 and M1 connections.

### The Location

Derby 8 miles - Ashbourne 6 miles. Brailsford provides an excellent village store/post office, noted primary school, coffee shop, fine dining, car garage and village inn. Local private education includes Foremarke and Smallwood Manor Preparatory Schools, Repton School, Derby High School, Derby Grammar School for Boys, Trent College, Abbotsholme and Denstone College. Additional leisure facilities include golf courses at Brailsford, Ashbourne and Derby. Carsington Water provides water sports and fishing facilities and hunting is with the Meynell and South Staffs.

### Accommodation

#### Ground Floor

##### Storm Porch

##### Entrance Hall

7'3" x 7'2" (2.23 x 2.19)

With entrance door, brick flooring, radiator and built-in cupboard.

##### Cloakroom

7'2" x 5'11" (2.19 x 1.82)

With low level WC, pedestal wash handbasin, brick flooring, radiator and extractor fan.

## Lounge

19'4" x 14'8" (5.91 x 4.49)

With brick fireplace with gas burning stove and raised brick hearth, two radiators, two double glazed windows overlooking rear garden, two double glazed windows to front, beams to ceiling and arched double glazed door to front.



## Dining Room

14'8" x 14'8" (4.48 x 4.48)

With radiator, beams to ceiling, staircase leading to first floor, double glazed window overlooking private garden, two double glazed windows to front, internal half glazed double opening doors opening into lounge and double glazed arched window.



### Inner Hallway

13'4" x 3'7" (4.08 x 1.11)

With double glazed arched window and panelling to wall.

### Kitchen/Diner

12'10" x 10'9" (3.93 x 3.29)

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob, built-in double electric fan assisted oven, integrated fridge/freezer, radiator, double glazed window and double glazed arched window overlooking private garden.



### Utility

14'0" x 7'1" (4.28 x 2.17)

With single stainless steel sink unit with hot and cold taps, wall and base cupboards, worktops, plumbing for automatic washing machine, tiled flooring, radiator, concealed central heating boiler, extractor fan and half glazed door giving access to private garden.

## First Floor

### Landing

12'8" x 3'2" (3.88 x 0.98)

With exposed truss, countryside views and two double glazed windows to rear.

### Bedroom One

15'6" x 12'4" (4.73 x 3.78)

With exposed truss and beams, radiator, countryside views, double glazed window to front and double glazed window to rear.



### Walk-In Wardrobe

6'8" x 6'6" (2.05 x 2.00)

Providing storage with shelving and exposed beam.

### En-Suite

8'2" x 6'7" (2.50 x 2.03)

With separate shower cubicle with shower, pedestal wash handbasin, low level WC, beams to ceiling, heated towel rail/radiator and skylight window.



### Bedroom Two

15'0" x 9'7" (4.59 x 2.93)

With radiator, vaulted ceiling, exposed beams, double glazed window to side, double glazed window to front and skylight window to rear.



### Bedroom Three

11'4" x 10'5" (3.46 x 3.18)

With built-in cupboard, radiator, vaulted ceiling, beams to ceiling and double glazed window to front.



### Study/Potential Bedroom Four

15'1" x 14'7" (4.62 x 4.46)

With vaulted ceiling, exposed beams and truss, two radiators, dual aspect enjoying countryside views, double glazed window to front, double glazed window to rear and book shelving.



### Family Bathroom

10'10" x 7'0" (3.32 x 2.15)

With bath, pedestal wash handbasin, low level WC, separate shower cubicle with shower, vaulted ceiling, exposed truss and beams, radiator and two skylight windows.



## Garden

Being of a major asset and sale to this particular property is its generous sized, private rear garden backing onto open countryside. The garden enjoys wide shaped lawns with a varied selection of shrubs, plants and mature trees. Bike shed, greenhouse and garden shed.



## Large Driveway

Accessed through wooden gates is a large sweeping gravelled driveway providing car standing spaces for approximately six-eight vehicles.



## Bike Shed

15'4" x 7'5" (4.68 x 2.28)

With power and lighting.

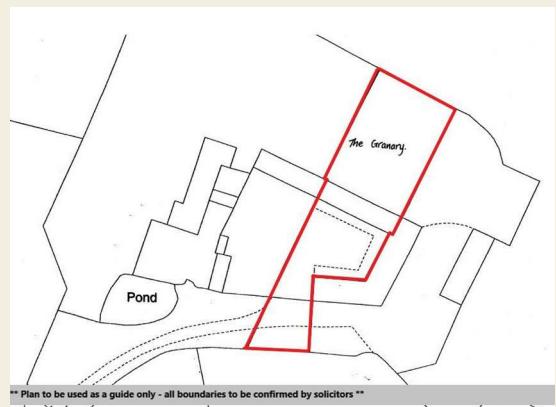
## Agents Note

Agents Notes: Approximately 50% of the lane from the main A52 giving access to the three houses, is publicly maintained (Wood Lane). The title deeds will reveal that the remaining length is owned by the Radbourne Estate. The three houses and the Estate share any costs of maintenance as to 25% each with the slight variation that the three houses equally share the cost of the final approximate 25 yards. The property is not listed but does lie within the curtilage of the listed farmhouse.

## Services

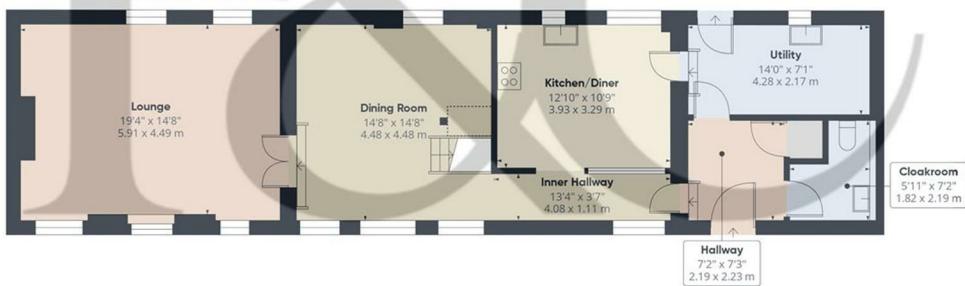
Mains water and electricity. LPG heating, private drainage and internet Broadband connection.

## Council Tax Band F



## Directions

The property is nicely secluded and set well back from the main road - Proceeding from Derby and just before entering Brailsford, there is a country lane on the RIGHT HAND SIDE ( next to 'P' for parking sign ) turn into the lane and proceed for approx. half a mile and The Granary can be found.



Floor 0 Building 1

**Approximate total area<sup>(1)</sup>**

896 ft<sup>2</sup>  
83.2 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(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.

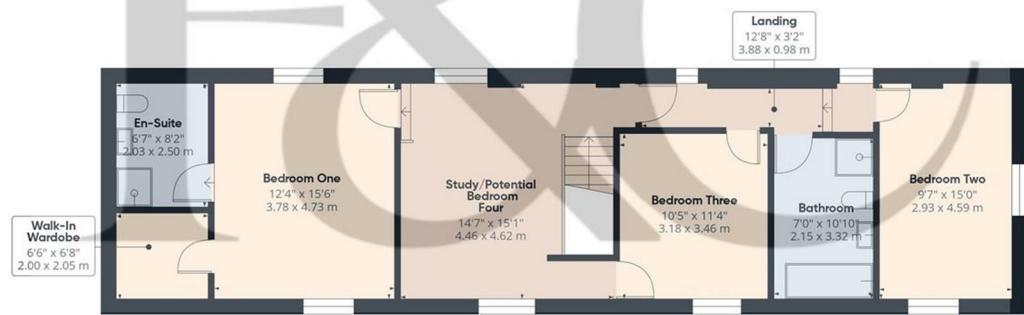
Calculations are based on RICS IPMS 3C standard.

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Approximate total area<sup>(1)</sup>

881 ft<sup>2</sup>  
81.9 m<sup>2</sup>



Floor 1 Building 1

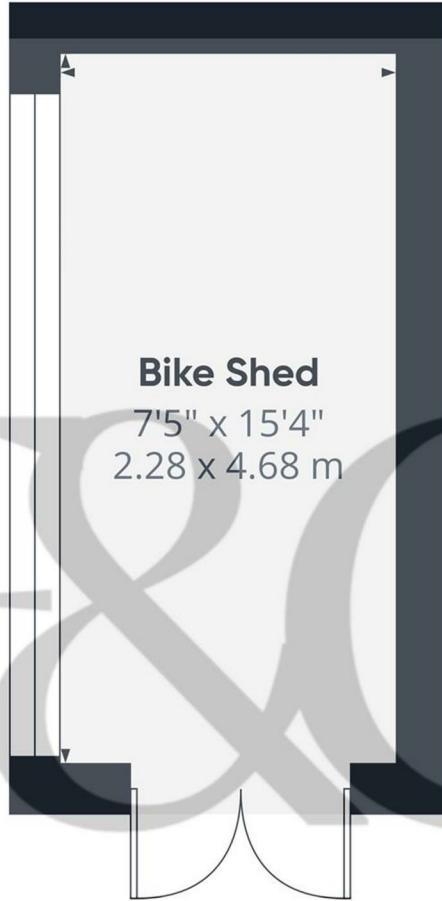
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### Bike Shed

7'5" x 15'4"  
2.28 x 4.68 m

Floor 0 Building 2

#### Approximate total area<sup>(1)</sup>

115 ft<sup>2</sup>  
10.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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# Garden Shed

9'10" x 5'11"

3.00 x 1.82 m

Approximate total area<sup>(1)</sup>

59 ft<sup>2</sup>  
5.5 m<sup>2</sup>

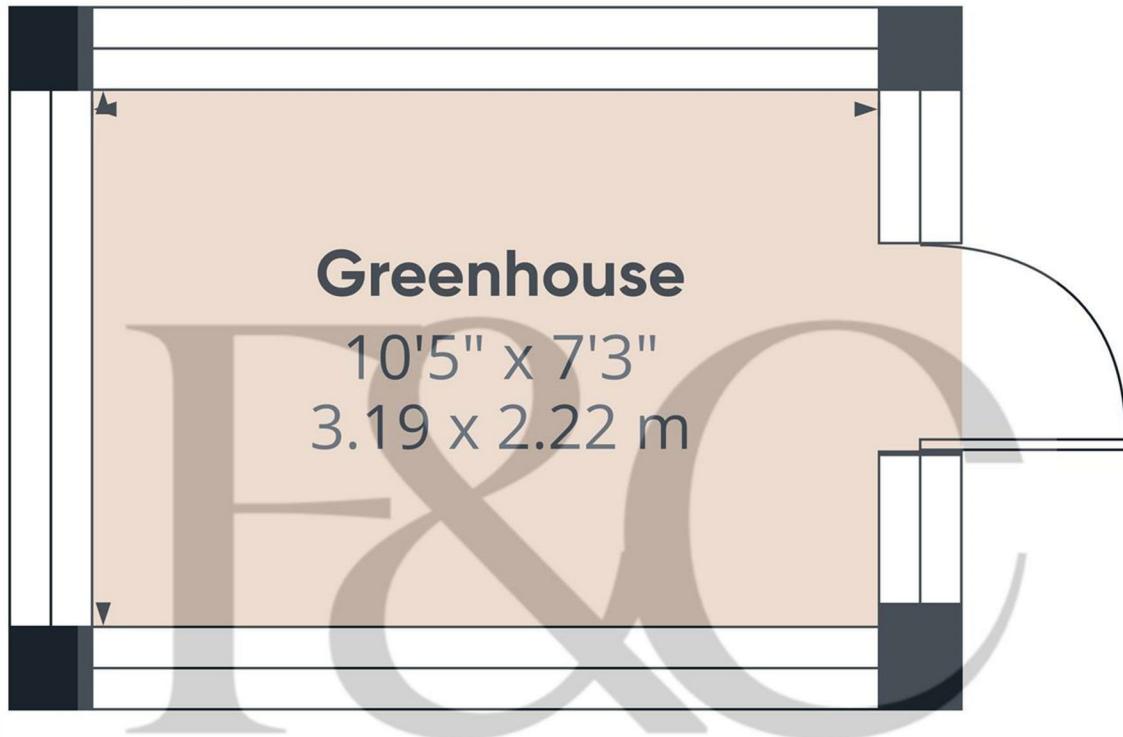
(1) Excluding balconies and terraces

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Floor 0 Building 4



Approximate total area<sup>(1)</sup>

75 ft<sup>2</sup>  
7 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 0 Building 3

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| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (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>                                   | 43                         |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                            |           |
| (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>   |                            |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                            |           |
| <b>England &amp; Wales</b>  | EU Directive<br>2002/91/EC |           |