

# Fletcher & Company

## Scarsdale House Farm Loscoe-Denby Lane, Loscoe, Heanor, DE75 7RX

Price £465,000

Freehold



- A Stylish And Contemporary Barn Conversion
- Well Appointed Breakfast Kitchen With Integrated Appliances
- Open Plan Living Space Opening To The Rear Garden
- Dining Area And Cloakroom/Wc/Utility
- Bedroom One With En Suite
- Luxury Bathroom With Free Standing Bath And Separate Shower
- Three Further Double Bedrooms
- Versatile Accommodation Throughout
- Driveway For Off Road Parking
- South Facing Garden With Open Views





## Summary

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Located between Denby Village and Loscoe this superbly appointed barn conversion offers a unique blend of contemporary style and comfort. Spanning an impressive 1,278 square feet, the property boasts versatile accommodation that can easily adapt to your lifestyle needs.

The light and airy living areas are perfect for both relaxation and entertaining. A well equipped Breakfast kitchen, with quality integrated appliances, seamlessly links the living and dining areas. These in turn open up to the south-facing enclosed garden with open countryside views. It is an ideal setting for family gatherings, gardening enthusiasts, or simply unwinding after a long day., ensuring that you feel right at home from the moment you arrive.

The property has a luxuriously appointed family bathroom, a Cloakroom/WC/Utility area, a main bedroom with en suite and there are three further double bedrooms which could also be used as a sitting room or office for those working from home. The accommodation is extremely versatile depending on the needs of the buyer.

The property is equipped with an air source heat pump, offering an energy-efficient heating solution that is both environmentally friendly and cost-effective.

Conveniently located, this home provides easy access to major roadways including the A38, M1, and A610, making commuting and exploring the surrounding areas a breeze.

In summary, this barn conversion is a remarkable opportunity for those seeking a stylish and versatile home in a tranquil setting. With its charming features and excellent location, it is sure to appeal to a wide range of buyers.

# F&C

## The Location

## Accommodation

### On the Ground Floor

#### Entrance Hall

9'2" x 3'6" (2.80 x 1.08)

Having a feature oak door with glazed insert providing access to the front courtyard There is wall lighting and a porcelain tiled floor with underfloor heating. The hallway opens into a dining area.

#### Dining Area

Having a feature contemporary timber clad wall with double height ceiling, a continuation of the porcelain tiled flooring with underfloor heating, two double glazed windows to the front and a built-in cupboard. The dining area opens to the breakfast kitchen and the Utility/WC.



#### Kitchen/Living Area



### Breakfast Kitchen

25'0" x 12'2" x 10'9" x 10'1" (7.63 x 3.72 x 3.29 x 3.09)

Comprehensively fitted with a range of modern, shaker style base cupboards, drawers and eye level units with a complementary quartz work surface over and a central island housing a Belfast sink with quartz worktop over and antique brass tap. The central island also has a breakfast bar area and integrated appliances include a smeg electric oven, an induction hob, extractor hood with light, a combination oven, refrigerator, freezer, dishwasher and wine cooler. Having central triple pendant lighting, plinth lighting and porcelain tiled floor with underfloor heating extending into the kitchen and living area. Having double glazed folding doors which open up to the extensive rear patio and garden beyond.



### Living Area

With double glazed windows to the front and side, double glazed French doors provide access to the front courtyard and bi folding double glazed doors provide access to and views of the extensive rear garden and patio. Having a porcelain tiled floor continuing through from the kitchen with underfloor heating.



### Cloakroom/WC/Utility Area

7'5" x 3'11" (2.27 x 1.21)

Appointed with a two piece suite comprising a vanity wash handbasin with useful cupboards beneath and a low flush WC. There is tiling to the splashback areas, a porcelain tiled floor with underfloor heating and in addition a quartz worktop with plumbing beneath for an automatic washing machine and space for a tumble dryer. Having an extractor fan and a double glazed skylight window.

### Inner Hall

7'0" x 5'6" (2.15 x 1.70)

Having a double glazed window to the front, inset spotlighting and stairs lead off to the first floor.

### Bedroom One

11'3" x 9'6" (3.44 x 2.92)

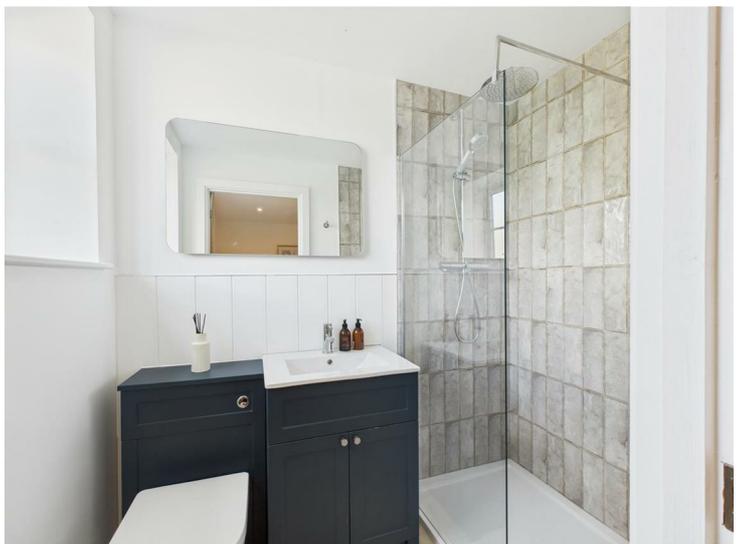
Having an oak floor, inset spotlighting to the ceiling and a double glazed window. There is a built-in wardrobe.



### En-Suite

6'10" x 4'7" (2.09 x 1.40)

Appointed with a modern three piece suite comprising a double shower with glass shower screen and mains fed shower over, a vanity wash handbasin with useful cupboards beneath and a low flush WC. There is tiling to the shower enclosure and splashback areas, an extractor fan, porcelain tiled floor with underfloor heating and a double glazed window with obscure glass. Having a wall mounted mirror with touch screen feature.



### **Sitting Room/Bedroom Three**

14'2" x 10'2" (4.34 x 3.11)

Having a wooden floor with underfloor heating, a double glazed window to the front and double glazed French doors provide access to the courtyard.



### **Bedroom Four**

10'11" x 8'6" (3.34 x 2.61)

Having a wooden floor with underfloor heating, two double glazed windows and a double glazed skylight window to the ceiling.



### **Bathroom**

10'0" x 8'7" (3.06 x 2.64)

Appointed with a luxurious five piece suite comprising a free-standing bath, a double corner shower cubicle with glass shower doors and mains fed shower over, a twin vanity wash handbasin with useful cupboard space beneath and a low flush WC. Having feature panelling to the walls, modern brass fittings throughout, a wall mounted "touch" mirror and a porcelain tiled floor with underfloor heating. Having two double glazed skylight windows and an extractor.



### **On the First Floor**

## Bedroom Two

14'9" x 11'2" (4.52 x 3.41)

Having a feature solid timber "A" frame beam, double glazed skylight windows, a radiator and a double glazed window to the side elevation. There is a built-in cupboard which provides excellent storage space.



## Outside

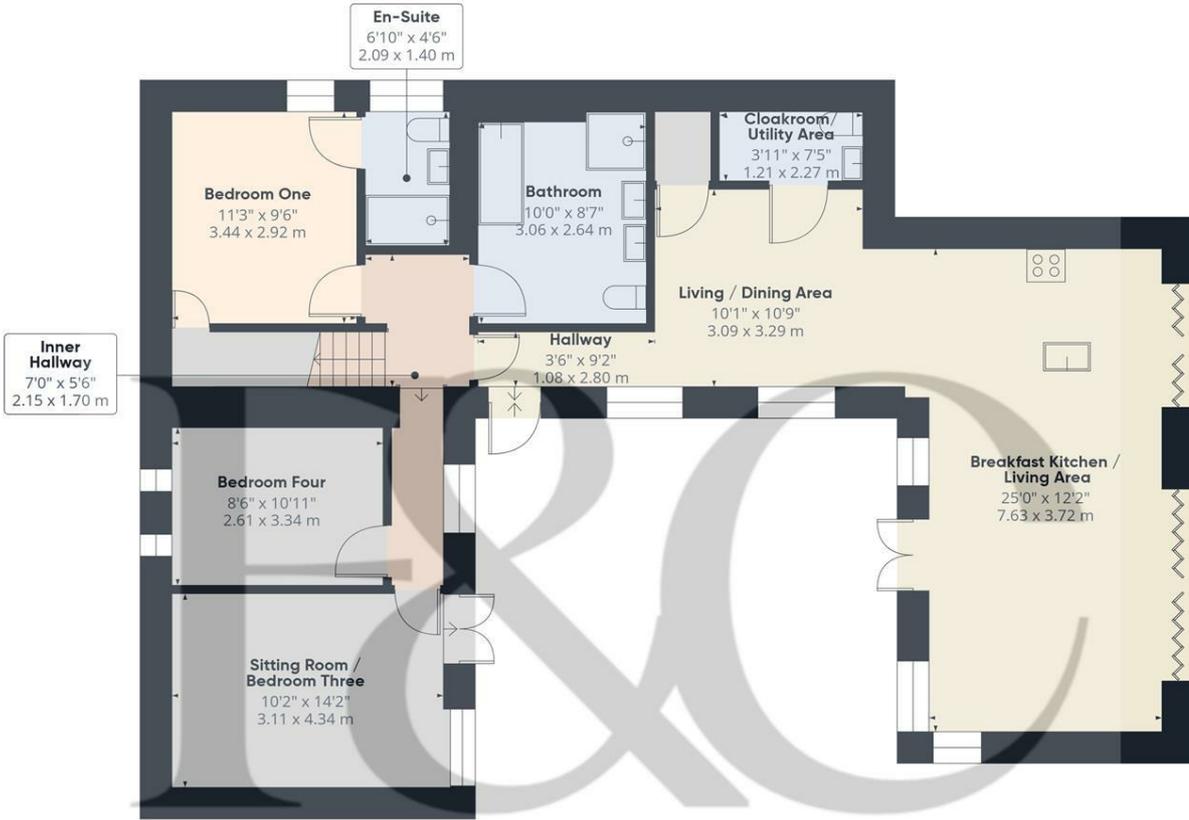
There is a driveway which is block paved providing off-road parking and a turning space. This extends to a further hard standing area. To the front of the barn there is a feature paved courtyard with outside lighting. A gate to the side of the house provides access to a south facing rear garden which comprises an extensive lawn and a generous flagstone patio, perfect for al fresco living. Having outside electricity, tap and an air source heat pump which is located to the side of the property.



Aerial View



Council Tax Band



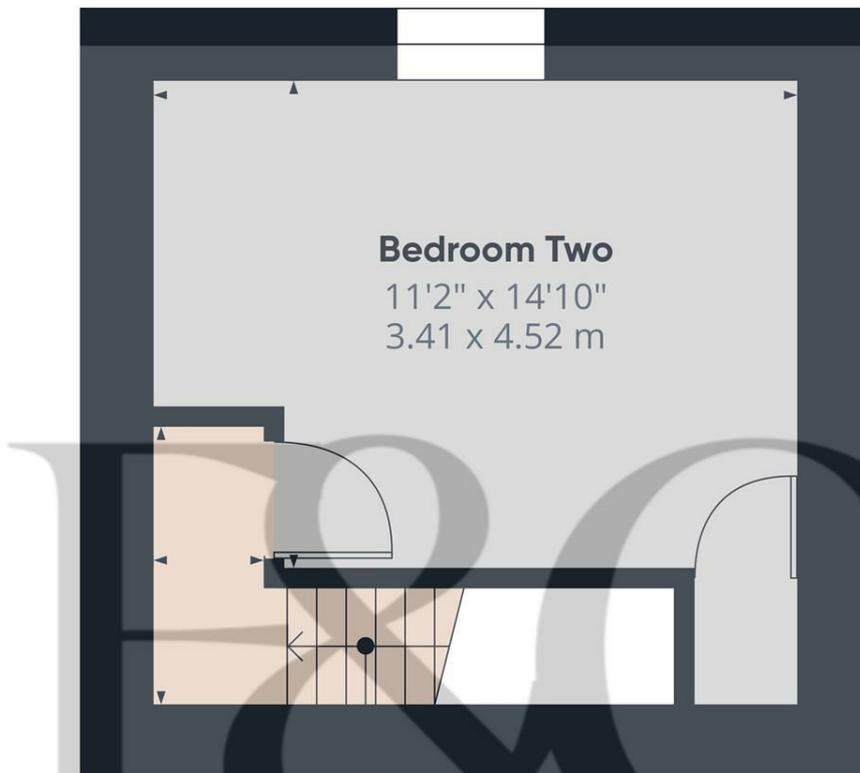
Approximate total area<sup>(1)</sup>  
1097 ft<sup>2</sup>  
101.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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 0



Approximate total area<sup>(1)</sup>  
181 ft<sup>2</sup>  
16.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



Duffield Office

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Duffield  
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Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
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Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
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The Old Granary  
Scarsdale House Farm Loscoe-Denby Lane  
Loscoe  
Heanor  
DE75 7RX

Council Tax Band:  
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>		69
(55-68) <b>D</b>	62	
(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	