

Fletcher & Company

The Orchard Lady Lea Road, Horsley, Derby, DE21
5BN

Offers Around £525,000

Freehold



- Impressive Spacious Barn
- Approximately 2306 sq ft
- Spacious & Superbly Appointed
- Extensive Front Garden & Generously Sized Driveway
- Sought After Village Location
- Set Amidst Beautiful Open Countryside
- Spacious Open Plan living Kitchen
- Four Bedrooms & Three Bathrooms
- Viewing Highly Recommended
- No Upper Chain





Summary

Due to the high level of interest we have received for this property we are inviting best and final offers in writing by 12pm on Tuesday 16th December to derby@fletcherandcompany.co.uk

This is an extremely spacious, four/five bedroom barn conversion is located in a private position with an impressive fore-garden comprising gently sloping lawn with mature hedging and trees, post and rail fencing and extensive driveway and car standing.

Internally the property is sealed unit double glazed and gas central heated with spacious entrance hall, fitted guest cloakroom, generously sized living room, study/family room/bedroom and open plan living kitchen with lounge area and quality fitted breakfast kitchen. The first floor landing leads to a principle bedroom with en-suite shower room, second double bedroom with en-suite bathroom, two further good sized bedrooms and a principle bathroom.

F&C

The Location

Horsley is a very popular village located a few miles north of Derby City centre. The village itself boasts a primary school, church and popular pub. Places of interest within close proximity include Horsley Lodge, Morley Hayes and Breadsall Priory golf courses all of which have restaurants. Horsley is also convenient for the A38 and the nearby towns of Ripley and Belper.

Accommodation

Ground Floor

Entrance Hall

16'4" x 13'7" (4.99 x 4.15)

A multi-pane sealed unit and double glazed entrance door with matching side and fanlights provides access to most impressive spacious entrance hall with central heating radiator, staircase to first floor with oak balustrade and useful understairs storage cupboard beneath and recessed ceiling spotlighting.



Fitted Guest Cloakroom

7'3" x 3'11" (2.21 x 1.20)

Appointed with a low flush WC, vanity unit with wash handbasin and drawer beneath, chrome towel radiator, recessed ceiling spotlighting and sealed unit double glazed window to side.

Living Room

18'5" x 16'7" (5.63 x 5.08)

Having two central heating radiators, TV aerial point and sealed unit double glazed picture window to front overlooking the garden.



Family Room/Study/Ground Floor Bedroom

23'0" x 9'2" (7.03 x 2.81)

Having two central heating radiators, recessed ceiling spotlighting and two sealed unit double glazed windows to rear with pleasant aspect.



Spacious Open Plan Living Kitchen

28'6" x 15'1" (8.71 x 4.60)



Lounge/Dining Area

A spacious area with central heating radiator, useful storage, TV plinth, recessed ceiling spotlighting and sealed unit double glazed picture window overlooking the garden.



Breakfast Kitchen

Comprising an extensive range of granite worktops with tiled surrounds, wooden breakfast bar, quality fitted base cupboards and drawers, wine storage, complementary wall mounted cupboards with down lighting, inset five plate Siemens gas hob with extractor hood over, built-in Siemens oven and grill, appliance space suitable for American style fridge freezer, washing machine and tumble dryer, integrated dishwasher, ladder style radiator and recessed ceiling spotlighting.



First Floor Landing

23'7" x 3'6" (7.20 x 1.07)

A semi-galleried landing with continuation of the oak balustrade, central heating radiator, airing cupboard housing the hot water cylinder and access to loft space.

Principle Bedroom

15'8" x 13'10" (4.79 x 4.24)

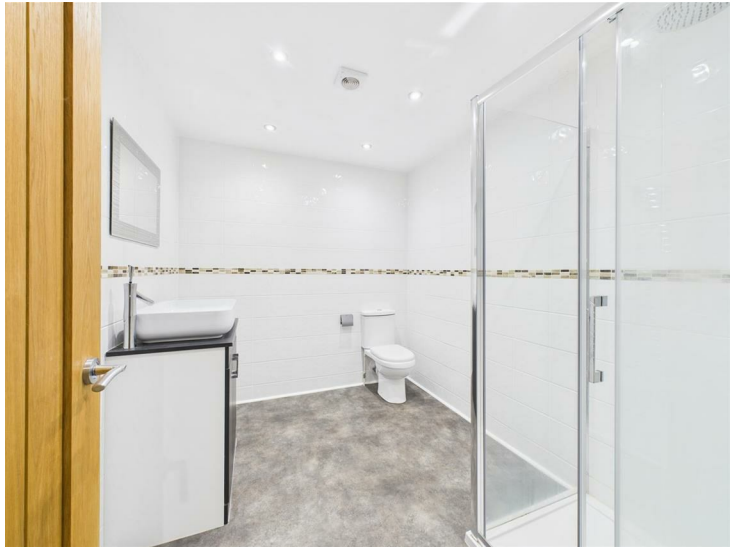
Having a central heating radiator, fitted wardrobe, dressing table, recessed ceiling spotlighting and sealed unit double glazed windows to side and front offering pleasant view over the gardens.



En-Suite Shower Room

9'2" x 7'2" (2.80 x 2.20)

Appointed with a white suite comprising low flush WC, vanity unit with generous ceramic wash handbasin with storage cupboard beneath, shower cubicle, chrome towel radiator and recessed ceiling spotlighting.



Bedroom Two

14'0" x 10'2" (4.28 x 3.11)

With central heating radiator, fitted wardrobe, dressing table, recessed ceiling spotlighting and sealed unit double glazed window to side with impressive views in the distance.



En-Suite Bathroom

8'9" x 6'7" (2.69 x 2.02)

Appointed with a low flush WC, vanity unit with wash handbasin and drawer beneath, bath, separate shower cubicle, chrome towel radiator, recessed ceiling spotlighting and sealed unit double glazed window to rear.



Bedroom Three

16'9" x 11'7" (5.13 x 3.55)

Having a central heating radiator, recessed ceiling spotlighting and two double glazed Velux windows.



Bedroom Four

14'0" x 11'8" (4.29 x 3.56)

With central heating radiator, recessed ceiling spotlighting and two sealed unit double glazed windows to front.



Principle Bathroom

9'4" x 7'3" (2.85 x 2.21)

Appointed with a low flush WC, vanity unit with stylish oval shaped sink and cupboards beneath, panelled bath, separate shower cubicle, chrome towel radiator and recessed ceiling spotlighting.



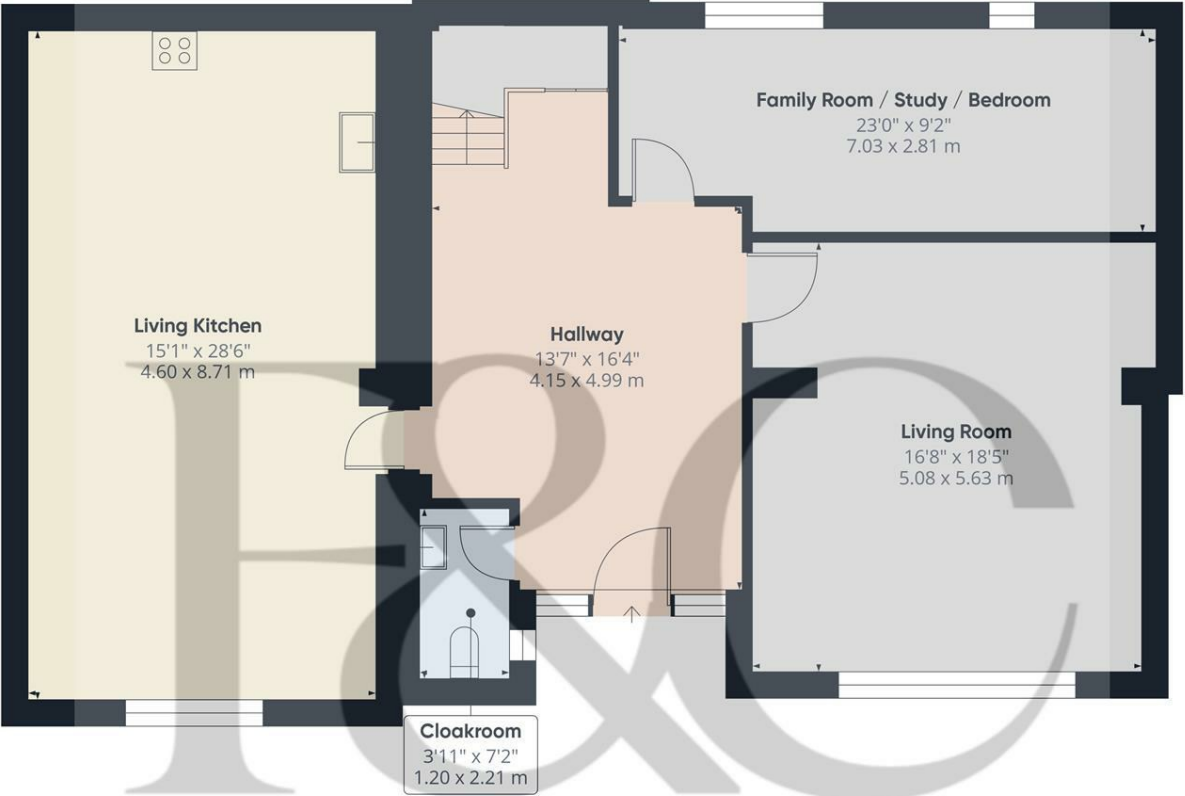
Outside

The property benefits from a spacious fore-garden incorporating gently sloping lawns with mature hedging, trees, pleasant open aspect and generous driveway providing off-road parking for multiple vehicles. Immediately to the front of the property is a cobbled courtyard/patio area.



Council Tax Band F





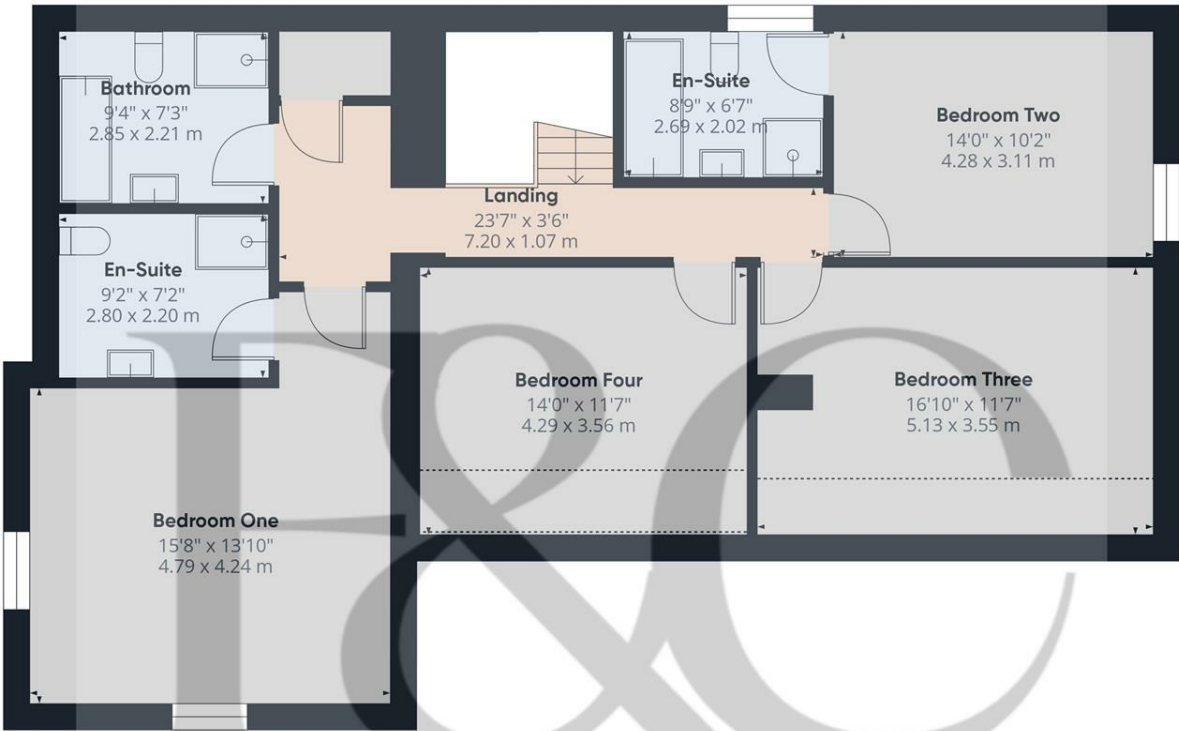
Floor 0

Approximate total area¹⁾
1258 ft²
116.9 m²

(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 1

Approximate total area¹⁾
1048 ft²
97.3 m²

Reduced headroom
77 ft²
7.2 m²

(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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: F
Tenure: Freehold

