



### 3 Home Farm Court Yard, Castle Donington, DE74 2GR

**Offers Over £665,000**

An exceptional three double bedroom single-storey barn conversion, discreetly positioned within an exclusive courtyard setting in the sought-after village of Kings Mills, just moments from Castle Donington.

Beautifully presented throughout, the property offers light-filled, thoughtfully designed accommodation, introduced by a spacious open dining hallway with cloakroom and WC. The elegant lounge/diner features parquet flooring and provides an inviting space for both entertaining and everyday living. At the heart of the home is a stylish breakfast kitchen, fitted with quality oak units and granite work surfaces, with double doors opening onto the enclosed walled garden.

There are three generous double bedrooms, including a refined principal suite with fitted wardrobes and en-suite bathroom, alongside a family bathroom featuring a Jacuzzi bath. Underfloor heating runs throughout the property, enhancing comfort and efficiency.

The landscaped walled garden is a private and tranquil retreat, complete with box hedging, pergola and summerhouse. Additional benefits include secure gated access with intercom, a garage, and parking for several vehicles.

Kings Mills offers a peaceful village atmosphere while remaining conveniently close to Castle Donington's amenities and excellent transport links, including the M1, East Midlands Airport and Parkway station. A rare opportunity to acquire a high-quality barn conversion in an enviable location. Viewing is highly recommended.



Dining Hallway 17'5 x 11'7 (5.31m x 3.53m)



The barn conversion is accessed through quality a timber framed, double glazed door with matching side windows panels, vaulted beamed ceiling, accent roof lights, ceramic tiled flooring with underfloor heating, two wall lights, buzzer control pad for the front gate, security alarm control pad, telephone point, ceiling light, Velux window and doors to the cloaks/w.c., storage cupboard, to the large lounge and separate hallway to the bedrooms.

Cloaks/W.C 6'4 x 8'2 (1.93m x 2.49m)



Contemporary white suite comprising of a wash hand basin, low flush w.c., extractor fan, downlighters and underfloor heating.

#### Cloakroom

Underfloor heating, ceiling light, space for coats and shoes.

Lounge 19'1 x 16'5 (5.82m x 5.00m)



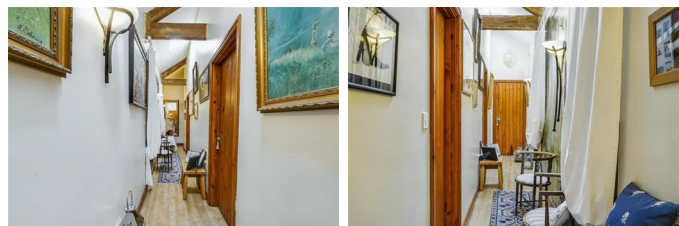
The lounge has a beamed vaulted ceiling, roof lights, exposed beams and attractive wooden parquet flooring with underfloor heating, feature fireplace housing a contemporary electric fire, twin set of timber framed double glazed windows with views of the courtyard, ceiling light, five wall lights and TV point. Door to:

Breakfast Kitchen 17'4 x 15'6 (5.28m x 4.72m)



This beautiful dual aspect room has timber framed, double glazed doors leading to the courtyard, matching timber double glazed front door with side panels leading to the walled garden, the spacious L shaped kitchen offers a range of quality oak wall, base and drawer units with granite work surfaces to two walls, Range cooker with a stainless steel extractor fan above, integral Smeg dishwasher, wine rack and microwave oven, ceramic floor with underfloor heating, two wall lights, space for a large American style fridge freezer, five ring electric hob with glass splashback and black granite splashbacks, stainless steel inset double bowl sink with swan neck mixer tap and spray tap, two Velux windows and two ceiling lights.

Inner Hallway 16'2 x 4'1 (4.93m x 1.24m)



Karndean wooden flooring, two Velux windows, three wall lights, attractive mural, large storage cupboard and airing cupboard housing the gas central heating boiler and gives access to the attic storage space, there are doors to the three bedrooms, bathroom and space for a walk-in wardrobe or office area before the master suite.

Master Bedroom 13'6 x 9'9 (4.11m x 2.97m)



Quality oak Karndean flooring, vaulted beamed ceiling with timber framed double glazed window to the courtyard, underfloor heating, stylish fitted smoked glass sliding wardrobes and door to:

En-Suite 4'2 x 7'3 (1.27m x 2.21m)



Tiled floor and walls, low flush w.c., extractor fan, recessed ceiling spotlights, LED mirror, chrome towel radiator and enclosed shower with electric shower.

Bedroom 2 12'9 x 10'7 (3.89m x 3.23m)



With beautiful timber framed double glazed window to the front and courtyard views, Karndean flooring with underfloor heating and a vaulted beamed ceiling, two wall lights and ceiling light.

Bedroom 3 12'8 x 9'9 (3.86m x 2.97m)



Twin timber framed double glazed windows to the courtyard, Karndean flooring with underfloor heating, vaulted beamed ceiling, ceiling light, two wall lights and TV point.

Bathroom 12'2 x 11'3 (3.71m x 3.43m)

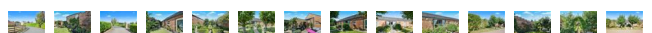


Timber framed opaque double glazed window to the courtyard, LED recessed ceiling spotlights, extractor fan, tiled floor and walls, chrome towel radiator, low flush w.c., wash hand basin, LED mirror, large panelled Jacuzzi bath with mains flow shower above, underfloor heating, mains fed shower with rainwater shower head and hand held showre.

Walk-In Wardrobes 4'6 x 4'2 (1.37m x 1.27m)

Offering space for either an office area or walk-in wardrobe outside the master suite, having wooden Karndean flooring, two wall lights, Velux window.

### Outside



There are electric gates at the front which leads to the four barns in the courtyard, making it private and secure. The barn conversion has an easily maintained



garden to the front comprising of a large lawned area boarded by contrasting pebble and stone beds, an array of mature plants and shrubs, there is block paved off road parking leading to the garage and additional parking for at least 3/4 vehicles.

To the rear there is a delightful enclosed, private walled garden with lawn area, borders of mature plants and shrubs with a pergola outside the breakfast kitchen, summerhouse and shed, iron gate with privet hedge above leading to the front of the courtyard, courtesy lighting and power, pond area with pump and the current owner has made a beautiful box hedged area which is serene, the gardens has plants such as a tree peony, apple tree, wisteria, hydrangeas and acers. It simply must be viewed to be appreciated.

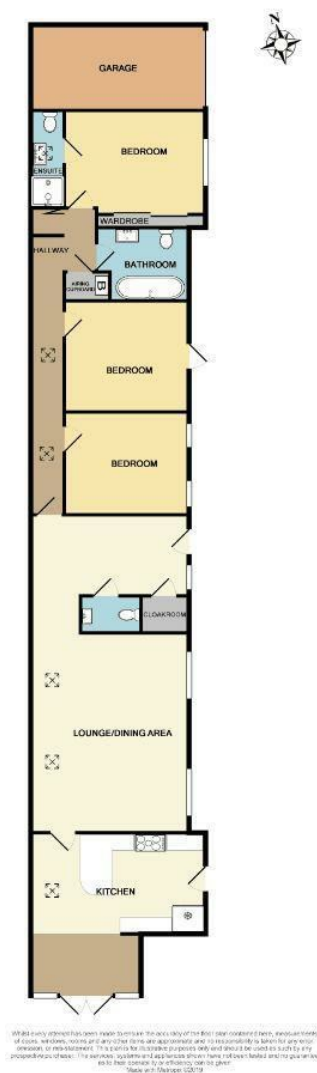
#### Garage

With an automatic twin wooden hinged door, roof storage and light and power.

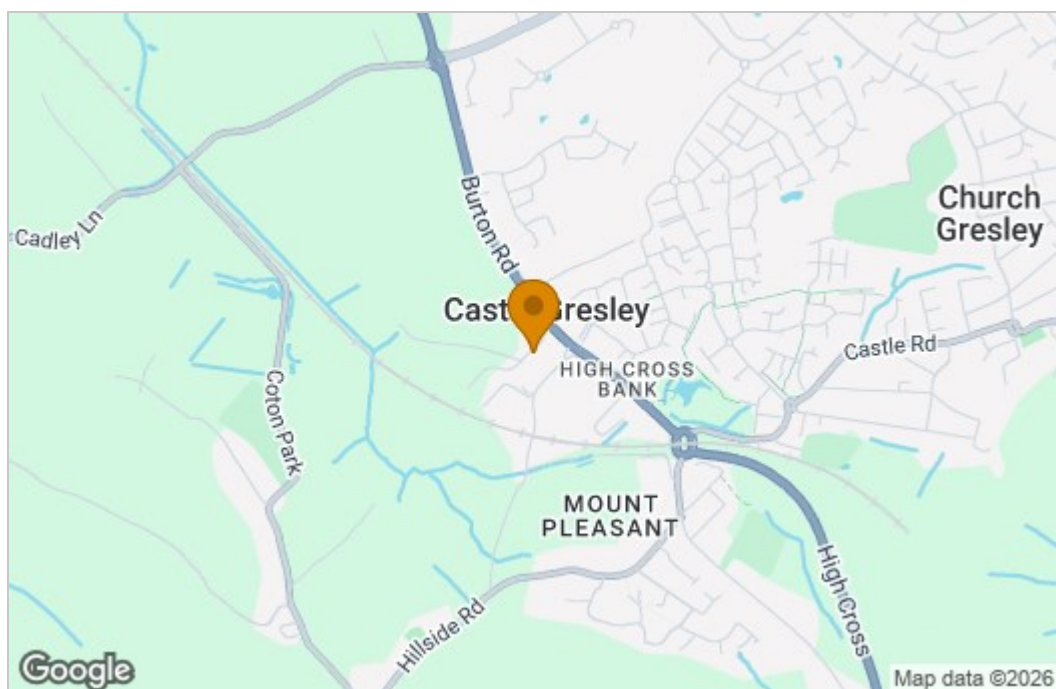
#### Directions

From the A50 island continue in the direction of Castle Donington. At the traffic lights turn right onto Park Lane and follow the road to the traffic island. At the traffic island continue straight over, still into Park Lane and follow the road where Home Farm Courtyard can be found as a turning on the right hand side.

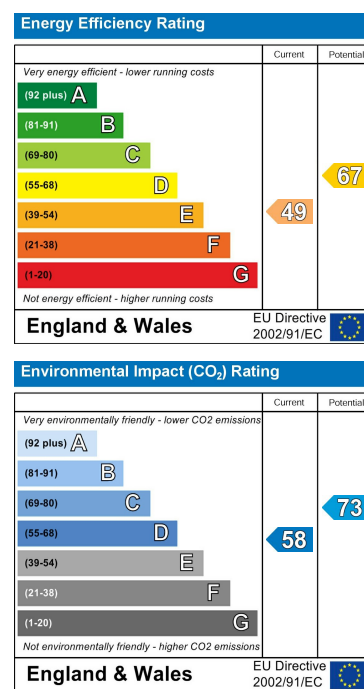
## Floor Plan



## Area Map



### Energy Efficiency Graph



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