3 The Barn Hagg Hill,
New Tupton, S42 6JU

OFFERS IN THE REGION OF

£325,000

WILKINS VARDY

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CHARMING STONE BUILT BARN CONVERSION IN SEMI RURAL VILLAGE LOCATION

A charming mid terrace, stone built barn conversion, occupying an enviable position within a semi rural village setting.

The property offers well proportioned accommodation which includes a generous dual aspect breakfast kitchen providing an excellent space for both everyday living. The spacious dual aspect living room is a features a wood-burning stove, creating a warm and inviting focal point. To the first floor are two good sized double bedrooms, with the principal bedroom featuring useful built-in wardrobes, together with a stylishly re-fitted 4-piece family bathroom.

Externally, the property enjoys an enclosed rear garden, providing a pleasant private outdoor space, together with the added benefit of a single garage.

A delightful combination of character, spacious accommodation and modern touches, ideally suited to those seeking a village lifestyle with a semi rural feel.

- CHARMING STONE BUILT BARN CONVERSION IN SEMI RURAL VILLAGE LOCATION
- RETAINS SOME ORIGINAL FEATURES
- GENEROUS DUAL ASPECT FITTED KITCHEN
- COSY DUAL ASPECT LIVING ROOM WITH LOG BURNING STOVE
- TWO DOUBLE BEDROOMS, ONE WITH BUILT-IN WARDROBES
- STYLISH RE-FITTED 4-PIECE BATHROOM
- ENCLOSED REAR GARDEN
- SINGLE GARAGE
- EPC RATING: C

General

Gas central heating
Timber framed sealed unit double glazed windows
Gross internal floor area - 82.4 sq.m./887 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A timber framed and glazed front entrance door opens into the ...

Breakfast Kitchen

17'10 x 12'7 (5.44m x 3.84m)
A generous dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with under unit lighting and complementary work surfaces over.
Belfast sink with black pull down spring mixer tap.
Integrated appliances to include a dishwasher, wine cooler and a microwave.
Included in the sale is the range cooker with extractor hood over.
Space is provided for a fridge/freezer.
Tiled floor and feature beamed ceiling.
Built-in storage cupboard.
A timber and glazed door gives access onto the rear of the property.
A staircase rises to the First Floor accommodation.

Living Room

17'10 x 12'6 (5.44m x 3.81m)
A generous dual aspect reception room having a beamed ceiling and a feature exposed stone fireplace with log burning stove.

On the First Floor

Landing

Having a built-in storage cupboard which has space and plumbing for a washing machine and space for a tumble dryer.

Bedroom One

17'10 x 10'5 (5.44m x 3.18m)
A spacious double bedroom having two Velux windows and a range of built-in wardrobes along one wall.
Beams to the ceiling.

Bedroom Two

12'7 x 10'11 (3.84m x 3.33m)
A good sized double bedroom having a Velux window.

Re-Fitted Bathroom

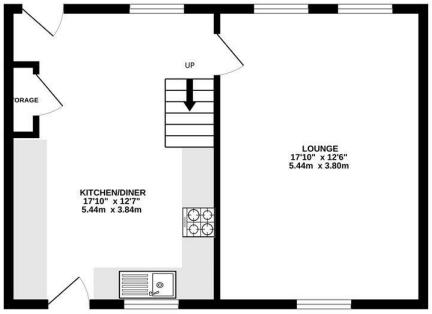
9'4 x 6'11 (2.84m x 2.11m)
Being fully tiled and fitted with a 4-piece suite comprising a roll top deep freestanding bath with floorstanding mixer tap, shower enclosure with mixer shower, and a semi recessed square hand wash basin with vanity unit below and concealed cistern WC.

Outside

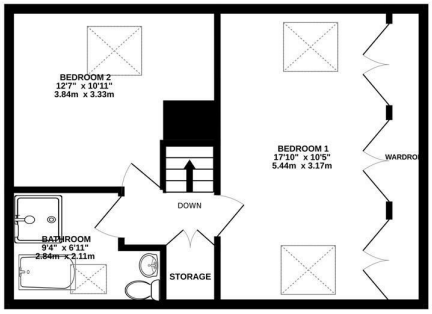
To the front of the property there is a paved communal courtyard.

To the rear of the property there is an enclosed garden comprising of a paved seating area, a lawn with some plants and shrubs and an additional corner seating area, together with a large decorative pebble bed. A gate gives access to a serivice road where you will find a Single Garage set within a block of five.

GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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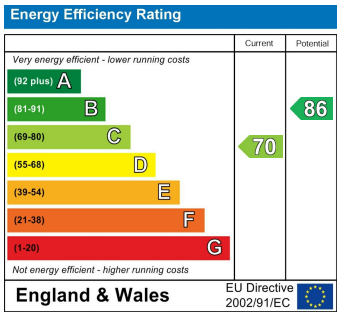
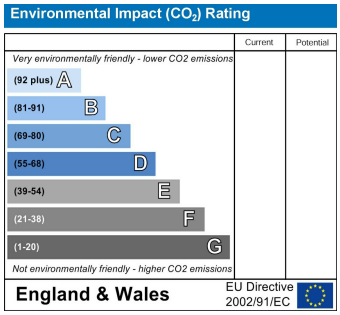




VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

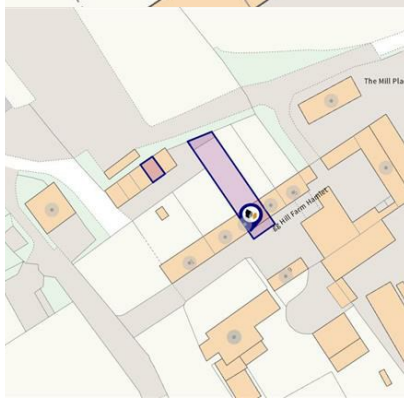
Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers
In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.