Four Lanes End Barn
Monyash Road, Bakewell
A Two Bedroomed Barn Conversion in an Excellent Location
Welcome to Four Lanes End Barn

Blenheim Park Estates are delighted to market this newly renovated two bedroomed barn conversion with exceptional far-reaching countryside views.

It is seldom that a conversion of this size and location comes to the open market with the specification and standard of finish that has been applied to Four Lanes End Barn.

Located in the heart of the majestic Peak District National Park with good access to the amenities of the beautiful market town of Bakewell, including restaurants, cafes, shops and public houses.

The property briefly comprises on the ground floor:
- Kitchen, dining room, lounge, inner hall and WC.

The property briefly comprises on the first floor:
- Landing, bedroom 1, bedroom 2 and the family bathroom.

Ground Floor

A timber entrance door with a double glazed panel opens to:

- Kitchen
  14’1 x 10’6 (4.3m x 3.2m)
  Having front and rear facing hardwood double glazed windows, a Velux roof window, recessed lighting, pendant light point, TV/aerial point and under floor heating. There’s a range of fitted base/wall and drawer units with matching Corian work surfaces, upstands, under counter lighting and a 1.5 bowl sink with a chrome mixer tap. Appliances include a Schott Ceran four-ring induction hob, Siemens extractor hood, a Neff fan assisted oven, Neff combination oven, integrated Neff dishwasher, Caple wine cooler and an integrated fridge/freezer.

  An opening gives access to the:

- Dining Room
  14’1 x 11’6 (4.3m x 3.5m)
  Having a front facing hardwood double glazed window, pendant light point and under floor heating.

  An opening gives access to the:

- Lounge
  14’11 x 14’1 (4.6m x 4.3m)
  A light and spacious living area with front and rear facing hardwood double glazed windows, pendant light point, TV/aerial points, telephone point and under floor heating.

  From the dining room, an opening gives access to:

- Inner Hall
  With a pendant light point, under floor heating and a timber entrance door with a double glazed panel opening to the rear of the property. Also having doors opening to a useful under stairs storage cupboard and a WC.

  WC
  Having a pendant light point, extractor fan, partially tiled walls and under floor heating. There’s a suite in white, which comprises of a wall mounted WC and a wash hand basin with a chrome mixer tap.

  From the inner hall, a timber staircase rises to:

First Floor

- Landing
  Having a Velux roof window, pendant light point and doors opening to the bedroom 1, bedroom 2 and the family bathroom.

- Bedroom 1
  14’11 x 9’10 (4.6m x 3.0m)
  Having a rear facing hardwood double glazed window and a side facing timber glazed slot panel, recessed lighting, exposed beams, central heating radiator and a TV/aerial point.

- Bedroom 2
  14’11 x 9’6 (4.6m x 2.9m)
  Having a rear facing hardwood double glazed window and side facing timber glazed slot panels, recessed lighting, exposed beams, central heating radiator and a TV/aerial point.

- Family Bathroom
  Being fully tiled and having a Velux roof window, recessed lighting, extractor fan, illuminated vanity mirror and a chrome heated towel rail. There’s a suite in white, which comprises of a wall mounted WC, wash hand basin with a chrome mixer tap and a panelled bath with a chrome mixer tap and an additional hand shower facility. To one corner, there’s a separate shower enclosure with a fitted rain head shower, additional hand shower facility and a glazed screen/door.
Kitchen
14’1 x 10’6 (4.3m x 3.2m)
Having front and rear facing hardwood double glazed windows, a Velux roof window, recessed lighting, pendant light point, TV/aerial point and under floor heating. There’s a range of fitted base/wall and drawer units with matching Corian work surfaces, upstands, under counter lighting and a 1.5 bowl sink with a chrome mixer tap. Appliances include a Schott Ceran four-ring induction hob, Siemens extractor hood, a Neff fan assisted oven, Neff combination oven, integrated Neff dishwasher, Caple wine cooler and an integrated fridge/freezer.

A Contemporary Kitchen with a Far Reaching View...
Lounge
14'11 x 14'1 (4.6m x 4.3m)
A light and spacious living area with front and rear facing hardwood double glazed windows, pendant light point, TV aerial points, telephone point and under floor heating.
WC
Having a pendant light point, extractor fan, partially tiled walls and under floor heating. There’s a suite in white, which comprises of a wall mounted WC and a wash hand basin with a chrome mixer tap.
timber entrance door with a double glazed panel opening to the rear of the property. Also having doors opening to a useful under stairs storage cupboard and a WC.

WC

Having a pendant light point, extractor fan, partially tiled walls and under /floor heating. There's a suite in white, which comprises of a wall mounted WC and a wash hand basin with a chrome mixer tap.

From the inner hall, a timber staircase rises to the:

First Floor
Landing

Having a Velux roof window, pendant light point and doors opening to the bedroom 1, bedroom 2 and the family bathroom.

Bedroom 1
14'11 x 9'10 (4.6m x 3.0m)

Having a rear facing hardwood double glazed window and a side facing timber glazed slot panel, recessed lighting, exposed beams, central heating radiator and a TV/aerial point.

Bedroom 2
14'11 x 9'6 (4.6m x 2.9m)

Having a rear facing hardwood double glazed window and side facing timber glazed slot panels, recessed lighting, exposed beams, central heating radiator and a TV/aerial point.

Family Bathroom

Being fully tiled and having a Velux roof window, recessed lighting, extractor fan, illuminated vanity mirror and a chrome heated towel rail. There's a suite in white, which comprises of a wall mounted WC, wash hand basin with a chrome mixer tap and a panelled bath with a chrome mixer tap and an additional hand shower facility. To one corner, there's a separate shower enclosure with a fitted rain head shower, additional hand shower facility and a glazed screen/door.
Bedroom 2
14'11 x 9'6 (4.6m x 2.9m)
Having a rear facing hardwood double glazed window and side facing timber glazed slot panels, recessed lighting, exposed beams, central heating radiator and a TV/aerial point.

A Good Sized Bedroom
Family Bathroom
Being fully tiled and having a Velux roof window, recessed lighting, extractor fan, illuminated vanity mirror and a chrome heated towel rail. There’s a suite in white, which comprises of a wall mounted WC, wash hand basin with a chrome mixer tap and a panelled bath with a chrome mixer tap and an additional hand shower facility. To one corner, there’s a separate shower enclosure with a fitted rain head shower, additional hand shower facility and a glazed screen/door.
Exterior and Gardens

To the front, Four Lanes End Barn has a gravelled driveway with a neat fore garden with an all-in-turfed area and planted borders all enclosed by dry-stonewalling. The gravelled driveway continues down one side of the property, providing parking for several vehicles and allowing access to the rear.

To the rear, there's a garden being mainly laid to lawn with exterior lighting and a stone flagged path leading to both sides of the property.

To the other side access can be gained to an Outbuilding.

Outbuilding

Providing useful storage and housing the boiler, which serves the property. Featuring a hardwood double-glazed pane, light, power and heating.
Note
All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working condition. All Photography is for illustration purposes only.
Viewing strictly by appointment with our consultant on
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Tenure: Freehold

Four Lanes End Barn
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Offers in the Region of £475,000