



The Barn

Matlock Road, Spitewinter, Ashover, Chesterfield



A Stunning Converted
Five Bedroomed Barn





Situated within Approximately
1 Acre of Gardens & Grounds





Welcome to The Barn

A stunning converted barn, creating a five bedroomed family home with a contemporary agricultural design, situated within approximately 1 acre and benefitting from far-reaching countryside views.

Transformed from a stable block and tractor store, The Barn will be completely refurbished to a high specification with a modern glazed link joining the two buildings together to provide a beautifully unique home.

On the ground floor, there will be a large entrance hall, spacious lounge, downstairs bedroom suite, playroom/cinema/gym, office and a fabulous open plan dining kitchen with bi-folding doors, allowing ample natural light. Also, there will be a utility with a separate WC and an integral double garage. Arranged over the first floor will be a family bathroom and four bedrooms, including a master bedroom with an en-suite bathroom and walk-in wardrobe.

Situated just outside of the Peak District, with good access to the amenities of Matlock and Chesterfield including public houses, supermarkets, cafes, shops and schooling. Also being well placed for Sheffield, Bakewell, Buxton and Derby.

General Specification - (Specification may be subject to change)

Kitchen

- Bespoke kitchen (potential for a choice of finishes)
- Granite or Quartz worktops
- High spec integrated appliances including self clean oven, dishwasher, single oven, combi microwave, induction hob, ceiling extractor, fridge/freezer ice maker, wine cooler
- Stainless steel sinks with boiling water tap

Heating & Water

- Air source heat pump with remote access capabilities
- Under floor heating throughout ground floor
- Radiators to upper floor bedrooms
- Heated towel rails to all bathrooms

Doors

- Solid core contemporary doors/satin chrome handles

Flooring

- Flooring to hall, kitchen, bathrooms
- Twist carpet to bedrooms

Bathroom

- Bespoke designed bathrooms
- Chrome fixtures and fittings
- High quality wall & floor tiling
- Potential to personalise

Bedrooms

- Fitted dressing room to the master suite
- Potential for fitted wardrobes/storage to other rooms

Electrical

- Recessed ceiling lights throughout
- Sky Plus & HD Ready TV points
- Cat 5 cabling
- Telephone points
- Infrastructure for car charging points

Security

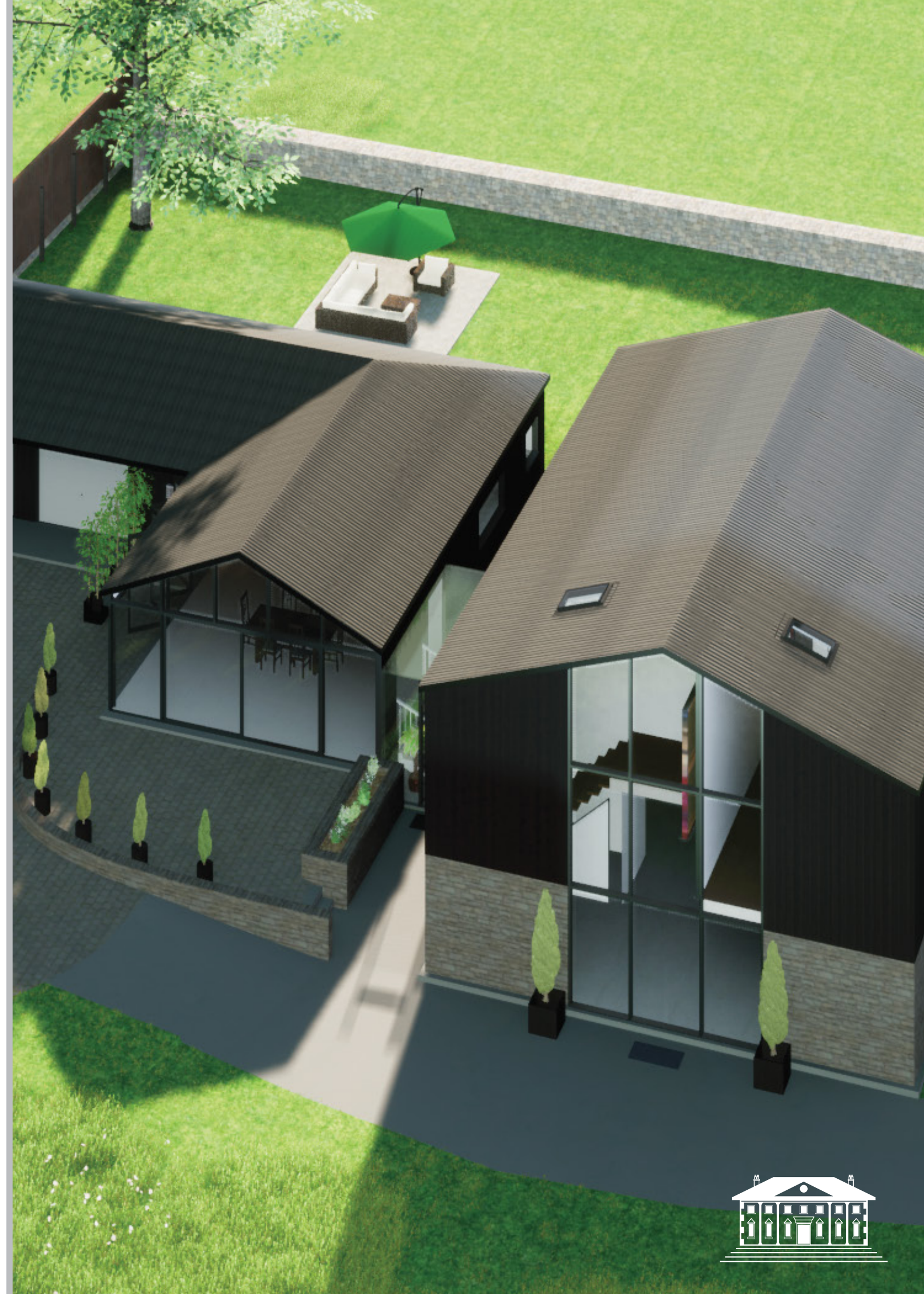
- Intruder alarm
- Security lighting
- Security cameras

Windows

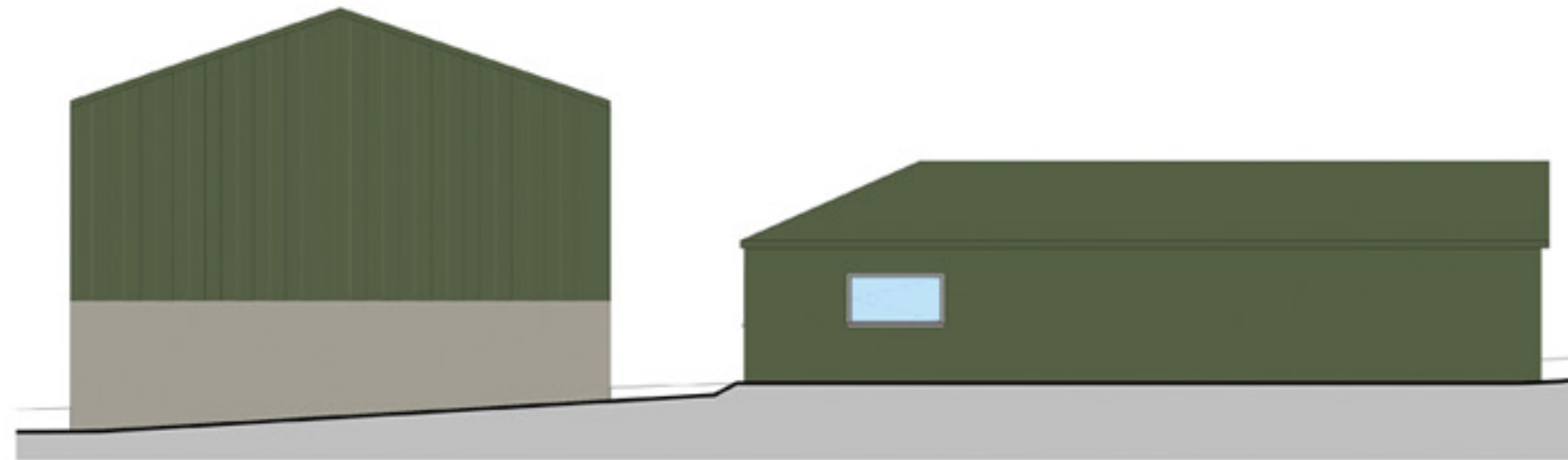
- Powder coated aluminium double-glazed units

External

- All natural stone walling (dry stone wall effect) with glass curtain walling
- Timber (effect) black larch cladding
- Black electric garage doors
- Electronic gate system
- Stone resin hard standing



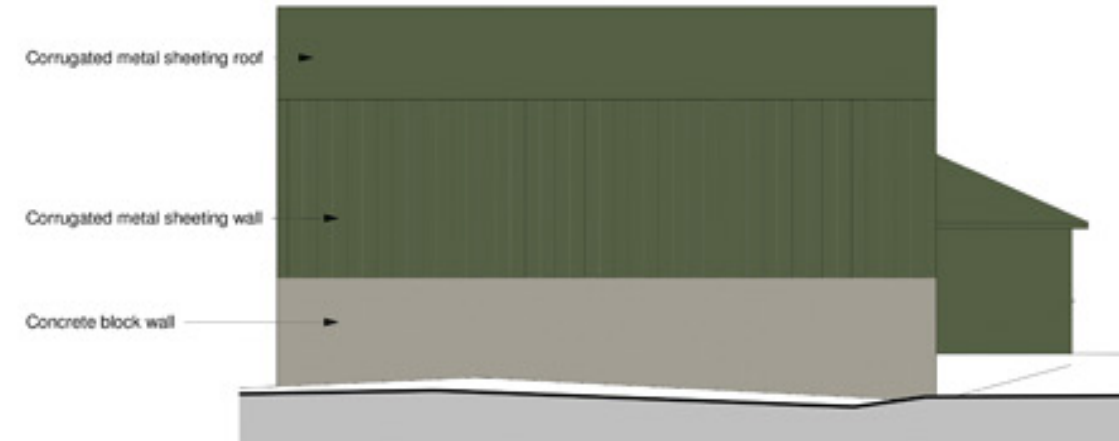
Existing Elevations



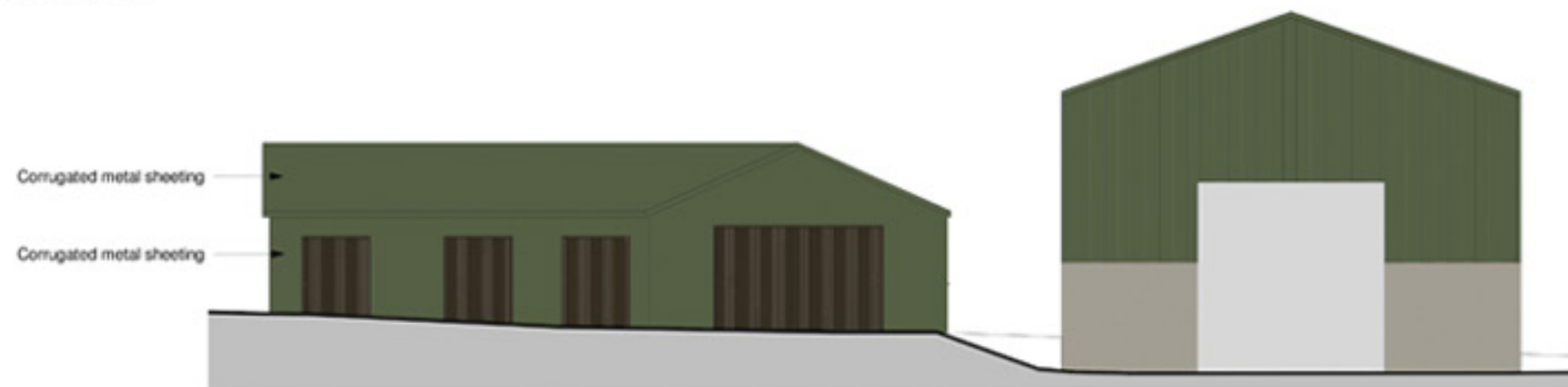
North Elevation



West Elevation



East Elevation



South Elevation



Existing Floor Plans



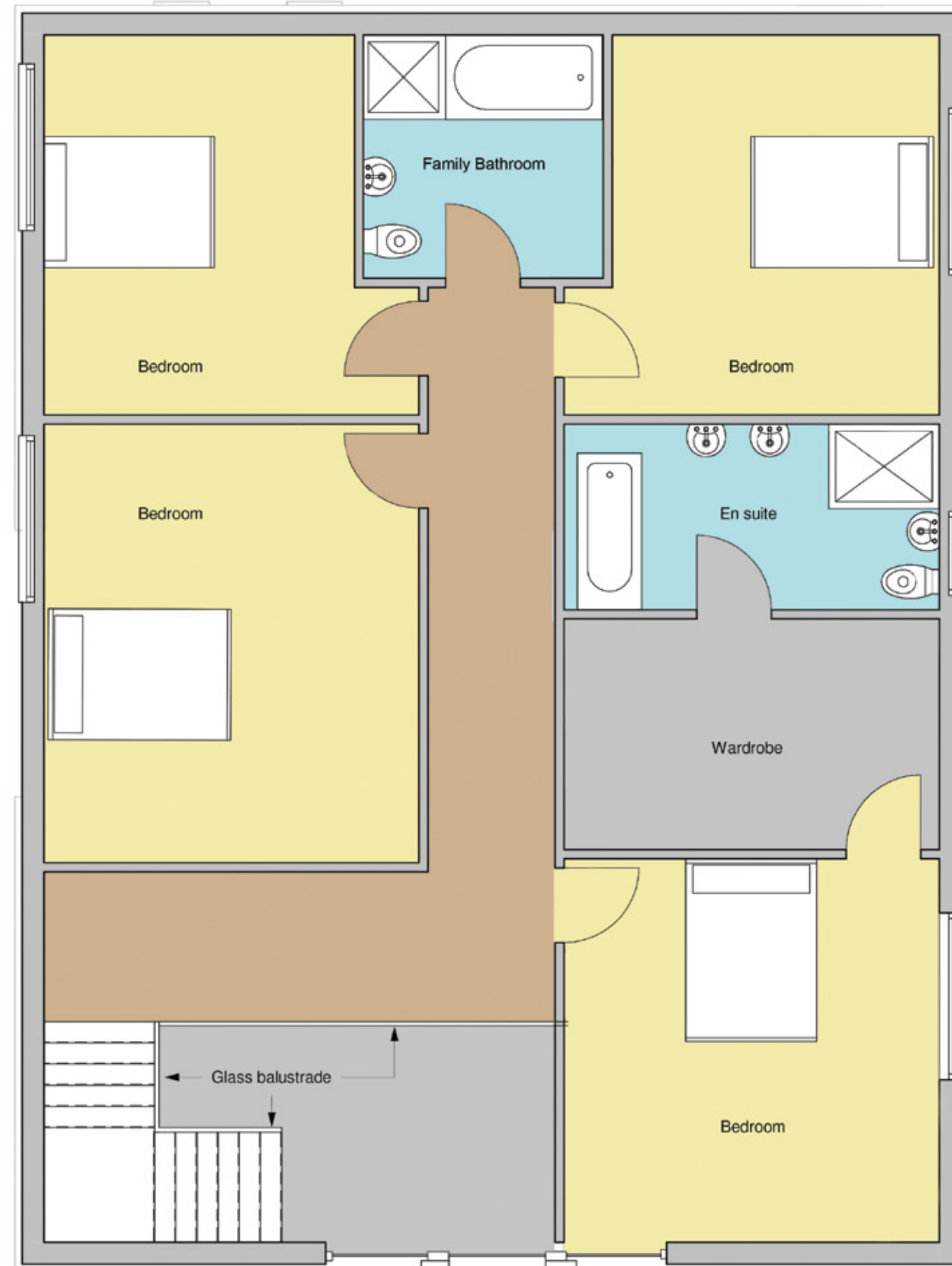
Proposed Site Plan



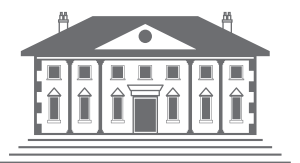
Proposed Ground Floor



Proposed First Floor



Site Location



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. 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 ability. Any photorealistic CGI images are for illustration and guidance purposes only and do not constitute the finished product.

Viewings are strictly by appointment with one of our sales consultants.



The Barn,
Matlock Road, Spitewinter,
Ashover, Chesterfield, Derbyshire S45 0LL
Offers in the Region of £1,150,000