



The Hayloft, Moreton Hall Farm, Draycott in the Clay, DE6 5BZ

Residing within delightful Derbyshire countryside is The Hayloft, an exceptional detached barn conversion showcasing immaculate and characterful interiors, three double bedrooms and an idyllic private setting with rural views, parking for four and a landscaped garden. Presenting an attractive exterior and enjoying a peaceful and secluded setting, The Hayloft offers beautifully appointed interiors which have been recently upgraded, with 2025 hardwood windows and doors, a 2024 boiler and a fabulous garden room with bifold doors, highlighting views over the garden and countryside beyond. The reception hall offers a spacious welcome into this individual countryside home leading

firstly into a magnificent drawing room with double height vaulted ceilings and an inglenook fireplace. The handmade breakfast kitchen opens into two further reception rooms, a formal dining room and garden room, and a cloakroom is also set to the ground floor. Three superb double bedrooms are serviced by ample fitted storage, a family bathroom and a master en suite, with each bedroom enjoying rural views and plenty of character, and the barn enjoys independent outside space including parking for a minimum of four vehicles, an EV charging point and private gardens with a summer house and shed. The Hayloft is serviced by mains drainage and LPG central heating.

The Hayloft is set part way between the popular villages of Draycott in the Clay and Marchington in a secluded private courtyard formed by individual barn conversions and character homes neighbouring Moreton Hall Farm. The nearby village centre of Draycott offers amenities including a post office and shop, pubs, a village hall and a primary, as well as a petrol station and shop. More comprehensive amenities found in the historic market town of Uttoxeter, where there are an array of shops, supermarkets, restaurants, a train station and the renowned Uttoxeter Racecourse. The property lies within catchment for the Draycott Primary School and there are a choice of middle and high

schools including Windsor Park Middle, Thomas Alleynes High and Queen Elizabeths High in Ashbourne. Excellent independent schools are also easily accessible, including Denstone College and Repton. For leisure pursuits, Draycott in the Clay lies on the Staffordshire/ Derbyshire border, having the Peak District National Park and the Staffordshire Moorlands both within an easy drive. There are a number of local health clubs, gyms and golf clubs including Hoar Cross, St Georges Park and Uttoxeter Golf Club, and The Hayloft lies within an ideal location for commuter routes including the A50, A38 and M6 Toll. The International airports of East Midlands and Manchester are also within a convenient drive.



- Characterful Detached Barn Conversion
- Private Rural Location
- Idyllic Setting with Open Views
- Stunning Drawing Room with Inglenook Fireplace
- Bespoke Handmade Breakfast Kitchen
- Garden Room with Bifold Doors & Views
- Formal Dining Room
- Reception Hall & Cloakroom
- Three Double Bedrooms
- En Suite & Family Bathroom
- Private Parking for Four Vehicles
- Generous Rear Garden with Views
- 2025 Hardwood Windows & Doors, 2024 LPG Boiler & Mains Drainage
- Select Courtyard Location in Desirable Village
- Well Placed for Commuter Routes & Amenities

Reception Hall 2.6 x 1.85m (approx. 8'6 x 6'0)

A hardwood entrance door with full height side lights opens from the courtyard into the spacious hallway, having characterful quarry tiled flooring, a cloakroom cupboard, a door into the **Cloakroom WC** and stairs rising to the first floor accommodation. There is a further fitted cupboard beneath the stairs which houses the 2024 Worcester LPG boiler, and a thumb latch doors open into:

Stunning Drawing Room 8.65 x 5.32m (approx. 28'4 x 17'5)

A magnificent reception room showcasing a wealth of character features alongside idyllic views towards surrounding countryside. Double height vaulted ceilings feature a wealth of exposed A frame beams, and an original inglenook fireplace housing a wood burning stove and inset lighting offers a stunning focal point. Windows face three sides providing plenty of natural light, there is additional wall and ceiling mounted mood lighting and double doors open out to the rear garden

Handmade Breakfast Kitchen 4.2 x 3.9m (approx. 13'9 x 12'9)

Finished to a superb standard, the solid oak handmade kitchen features granite worksurfaces and an inset double Belfast sink, with the range cooker as separate negotiation. There is further space and plumbing for an American fridge freezer, and integral appliances include a two-drawer dishwasher and a washing machine. A window faces the central courtyard, and the granite worktops extends to one side to create an entertaining style breakfast bar. Quarry tiled flooring extends into the:

Garden Room 6.03 x 2.76m (approx. 19'9 x 9'0)

A fabulous addition to this individual countryside home, having quarry tiled flooring, vaulted ceilings with exposed beams and oak bifold doors extending along the length of the room highlighting views over the garden and countryside beyond. A further glazed apex with a door to the side aspect provides a secondary entrance in to the property, and the garden room benefits from electric under floor heating

Dining Room 4.58 x 4.16m (approx. 15'0 x 13'7)

An attractive formal reception room, having exposed beams and an exposed stone inglenook with feature inset lighting and a tiled hearth

Cloakroom

With fitted wash basin, WC and tiled splash backs



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		61 D	75 C



Stairs rise to the first floor **Landing**, having a low level window overlooking the courtyard to the front. Thumb latch doors open into:

Master Bedroom 4.2 x 3.5m (approx. 13'9 x 11'6)

A stunning principal bedroom suite having vaulted ceilings with exposed beams, skylights, a full height window to the front and a superb range of fitted wardrobes and storage. With private use of:

En Suite 4.17 x 1.63m (approx. 13'8 x 5'4)

A modern Jacuzzi suite comprises pedestal wash basin, WC and an oversized walk in shower with body jets, having tiled flooring, tiled splash backs, a window to the side and twin heated towel rails. There is a fitted storage cupboard with a radiator, being an ideal **Airing Cupboard**

Bedroom Two 4.17 x 2.74m (approx. 13'8 x 8'11)

Another impressive double room having vaulted ceilings with a wealth of exposed beams, dual aspect windows and plenty of fitted wardrobe and storage space

Bedroom Three 3.05 x 2.18m (approx. 10'0 x 7'1)

A third double room having a window to the rear, fitted storage and vaulted ceilings with a wealth of exposed beams

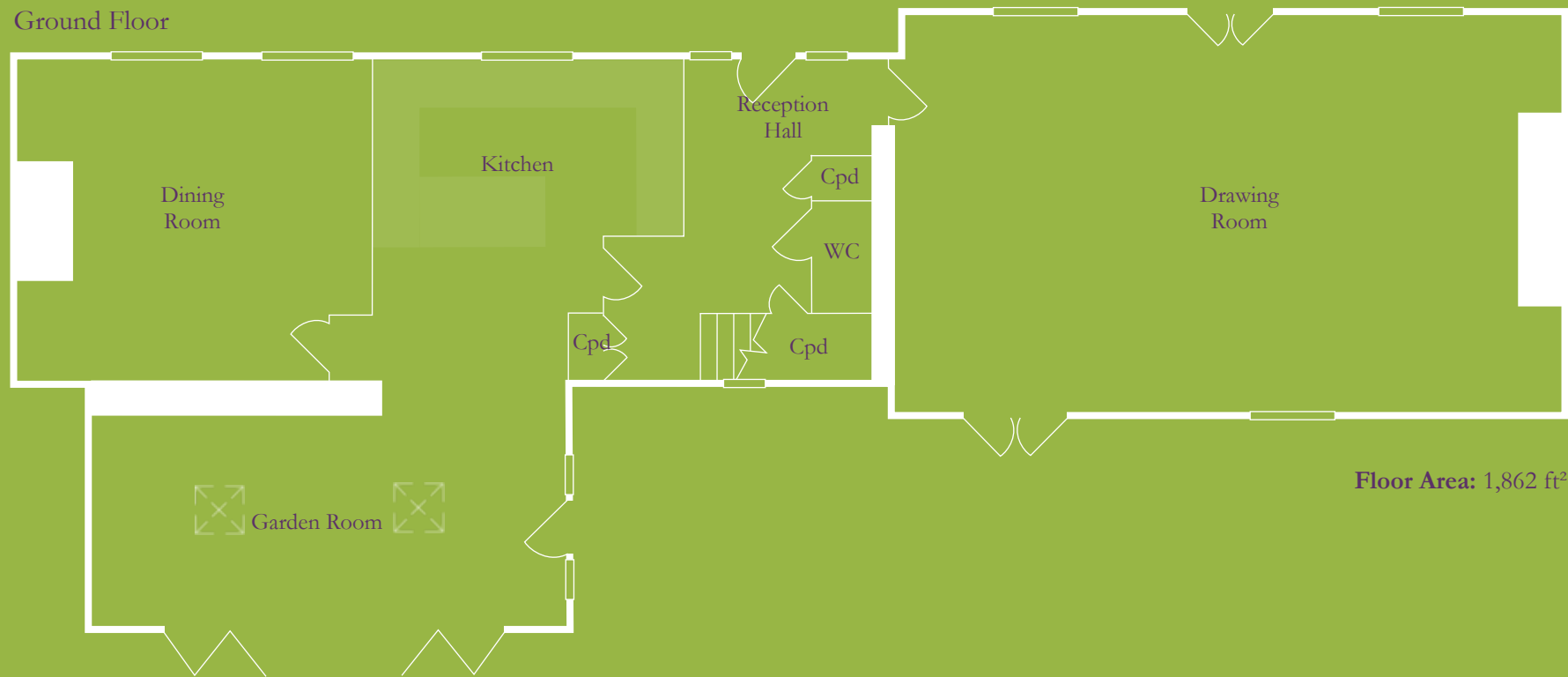
Family Bathroom 2.09 x 1.91m (approx. 6'10 x 6'3)

Fitted with a white suite having pedestal wash basin, WC and bathtub with shower unit over, with tiled flooring and splash backs, a heated towel rail, a window to the rear and fitted storage

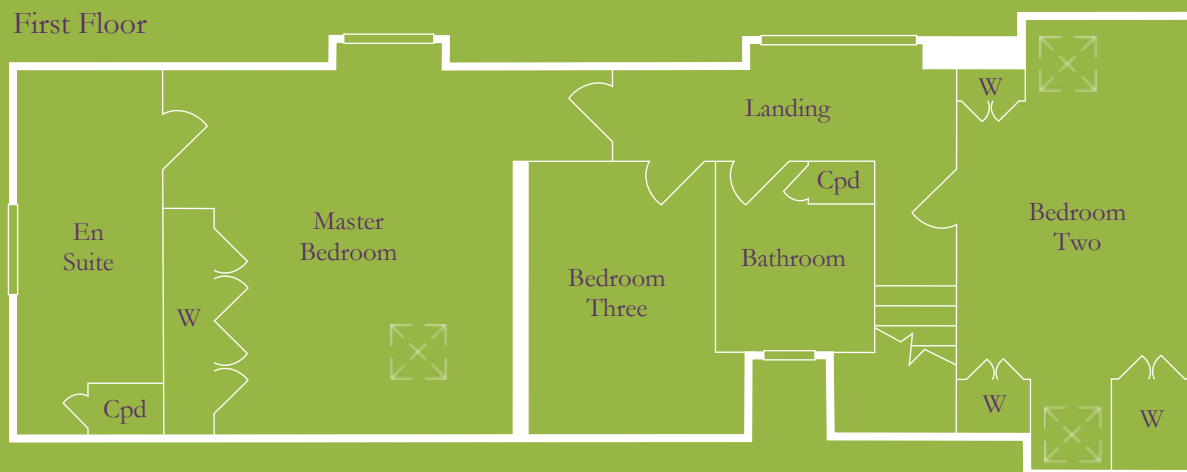




Ground Floor



First Floor





Outside & Gardens

A lengthy driveway leads from Moreton Lane down to The Hayloft, where a gravel courtyard leads to the side of the barn and to an area of private parking which can easily accommodate atleast four vehicles. There is an EV charger (as separate negotiation) and a five bar gate opens into the garden

Extending to a generous size, the rear garden is laid to a block paved terrace leading onto lawns edged with a variety of flowers, shrubs and trees. A **Shed** and **Summer House** are included in the sale, both having electric and being ideal for use as a home office or exterior entertaining space. A fenced boundary encloses the garden securely, without encroaching on lovely views over surrounding farmland. There is exterior power, lighting and both hot and cold water to the side/rear of the barn, and gated access to the opposite side of the barn leads back around to the front aspect

Whats3words: mows.wired.dive



Parker Hall has a legal and professional obligation to ensure the marketing of our properties is accurate and not misleading in accordance with the Consumer Protection from Unfair Trading Regulations 2008. Our vendors have signed off this brochure, confirming that all details are accurate and not misleading, which includes the written text, photographs, site plan and floor plans.

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.