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 **Wright Marshall**
Estate Agents

£895,000



**HALL BARN
EARL STERNDALE
BUXTON
SK17 0BU**


COUNCIL TAX BAND: F



Boasting many original features, this characterful semi detached BARN CONVERSIONS offers ample living accommodation, all set within an approximately 4.81-acre plot. The main living area of the property is situated on the first floor, boasting vaulted ceilings, exposed stone walls, and rustic ceiling beams. This area comprises a generously sized living room, a spacious dining kitchen with captivating views of the surrounding fields, and a dining room. Completing the first floor are two double bedrooms and a convenient shower room. The ground floor features a welcoming entrance hall, leading to the primary bedroom with its own ensuite, three additional bedrooms (one of which features an ensuite), a family bathroom, utility room, and a generously proportioned games room. Outside, the property is surrounded by enclosed gardens to the side and rear, while a sizable double garage offers potential for conversion with two rooms above. The adjoining land encompasses four paddocks equipped with stables and additional outbuildings.

Entrance Hall

Timber door with double glazed glass panels, under stairs storage cupboard, exposed stone feature walls, stone flooring, and stairs to the first floor.

Bedroom One

A timber-framed full height window, two further timber framed double glazed windows, and wooden flooring with underfloor heating.
5.44m x 5.49m / 17'10" x 18'0" (max)

En-Suite

Timber framed double glazed window, enclosed shower cubicle with a wall mounted fitment, WC with a push flush, washbasin with a mixer tap over, ladder style radiator, part tiled walls, and wooden flooring.
1.75m x 1.91m / 5'8" x 6'3"

Inner Hallway

Built in cupboard housing the hot water cylinder, exposed timber ceiling beams, stone flooring with underfloor heating.

Bedroom Two

Timber framed double glazed window and wooden flooring with underfloor heating.
3.56m x 3.91m / 11'8" x 12'9" (max)

En-Suite

Walk in shower cubicle with a wall mounted shower fitment, WC with a push flush, washbasin with a mixer tap over, ladder style radiator, part tiled walls, and tiled flooring.
1.42m x 1.63m / 4'7" x 5'4"

Bedroom Three

Timber door with double glazed glass panels and wooden flooring with underfloor heating.
4.04m x 3.05m / 13'3" x 10'0" (max)

Bedroom Four

Timber-framed double glazed window, wooden flooring with underfloor heating.
2.59m x 3.71m / 8'5" x 12'2" (max)

Bathroom

Timber framed double glazed full height window, bath with a mixer tap and handheld shower fitment, enclosed shower fitment with an electric wall mounted shower fitment over, WC with a push flush, washbasin with a mixer tap over, ladder style radiator, part tiled walls, and wooden flooring.
1.70m x 3.71m / 5'6" x 12'2"

Utility Room

Timber framed window with double glazed glass panels, ceramic Belfast sink, fitted base units with a granite work surface over, plumbing for a washing machine, boiler, stone flooring, and stairs to the first floor.
4.09m x 2.13m / 13'5" x 6'11"

Games Room

Timber external door and exposed stone feature walls.
5.38m x 5.89m / 17'7" x 19'3"

First Floor Landing

Timber framed double glazed window, Velux window, exposed stone feature walls, and wooden flooring with underfloor heating.
5.49m x 3.38m / 18'0" x 11'1"

Living Room

Three double glazed windows, log burner, exposed stone feature walls, exposed timber ceiling beams, and wooden flooring with underfloor heating.

Dining Kitchen

Timber framed double glazed windows, fitted base units with a granite worktop over, space for a Rangemaster cooker with a matching extractor fan over, ceramic double sink with a mixer tap over, integral NEFF dishwasher, kitchen island with a granite worktop and pop-up power points with USB and USC charging points, exposed stone feature walls, exposed timber ceiling beams, and wooden flooring with underfloor heating.
5.49m x 7.47m / 18'0" x 24'6"

Dining Room

Timber framed double glazed window, exposed timber ceiling beams, and wooden flooring with underfloor heating.
4.09m x 4.06m / 13'5" x 13'3"

Bedroom Five

Timber framed double glazed window, wooden flooring with underfloor heating.
5.31m x 2.87m / 17'5" x 9'4" (max)

Bedroom Six

Timber framed double glazed window, wooden flooring with underfloor heating.
5.31m x 2.44m / 17'5" x 8'0" (max)

Store Room

Fitted shelving, wooden flooring with underfloor heating.

En-Suite

Velux window, enclosed shower cubicle with a wall mounted fitment, WC with a push flush, washbasin with a mixer tap over, ladder style radiator, part tiled walls, and wooden flooring.
2.46m x 1.27m / 8'0" x 4'1"

Gardens

The property boasts beautifully manicured gardens enclosed by traditional Derbyshire stone walls. These gardens showcase stone-flagged patios, raised lawns, and established flower beds, creating a picturesque outdoor space.

Double Garage

Two timber double doors, light and power, and additional storerooms above with potential for conversion.
5.66m x 7.52m / 18'6" x 24'8"

Land

Spanning approximately 4.81 acres, the land comprises four paddocks and is accompanied by a small barn and stables, offering versatile opportunities for various uses.

Notes

Tenure: Freehold (subject to solicitor verification)
Council Tax Band: F
EPC Rating: D