



The Village
Dale Abbey, Derbyshire DE7 4PN

£750,000 Freehold

A FIVE/SIX BEDROOM LINK DETACHED
1980'S BARN CONVERSION.



ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET A RARE OPPORTUNITY TO ACQUIRE THIS ADAPTABLE AND SPACIOUS 1980'S LINK DETACHED FIVE/SIX BEDROOM BARN CONVERSION SITUATED IN THIS HISTORIC DERBYSHIRE VILLAGE LOCATION.

With flexible accommodation over two floors, comprising side entrance hallway, living room, dining area, kitchen, office/bedroom, bathroom, inner hallway and three further bedrooms (one of which doubles up as an additional sitting room) to the ground floor. The first floor split landing then provides access to a further bedroom/study, as well as a master suite comprising the principal bedroom, en-suite and walk-in dressing room.

The property also benefits from gas fired central heating from a recently installed (2022) combination boiler; double glazing, off-street parking in the form of a block paved courtyard, as well as a garage and carport providing ample space for four vehicles.

The accommodation can be flexible to also offer an independent ground floor living space with one of the bedrooms along the hallway also doubling up as a sitting room with access to two bedrooms and a ground floor bathroom for those not able to use the stairs.

Having been converted in the 1980's, unlike other properties in the village, there is no Listing status. However, the property itself sits within this historical Conservation area.

The village itself offers a delightful tea room, a public house, as well as offering access to fantastic open countryside, and transport links to and from the surrounding area, nearby shops, services and amenities, private and public schooling.

Due to the flexibility and adaptability of the accommodation on offer, we believe the property would be open to a variety of different buying types and we therefore highly encourage an internal viewing to fully appreciate the property (as a whole).



ENTRANCE HALLWAY

8'3" x 7'2" (2.53 x 2.19)

uPVC panel and double glazed front entrance door with double glazed windows to either side of the door, tile flooring, decorative beamed ceiling, feature display brickwork, turning staircase rising to the first floor with useful understairs storage cupboard, decorative wall panelling. Doors leading to the kitchen, office/bedroom and downstairs bathroom, as well as offering an opening through to the inner hallway.

DINING KITCHEN

17'11" x 13'2" (5.48 x 4.02)

The kitchen comprises a matching range of fitted base and wall storage cupboards (with downlighters) and drawers, with granite style square edge work surfacing incorporating one and a half bowl sink unit with draining board and mixer tap. Space for range cooker with extractor canopy over, integrated dishwasher, space for full height fridge/freezer, as well as an additional under-counter fridge or freezer, plumbing for washing machine. Internally lit glass fronted crockery cupboards, tiled floor, radiator, ample space for dining table and chairs, spotlights, double glazed window to the rear, stable-style door featuring a decorative porthole style window, opening out to the rear garden.

DINING AREA

13'3" x 11'3" (4.06 x 3.44)

Double glazed window to the side, feature vaulted ceiling with display wooden beams, wall light points, radiator, opening through to the living area.

LIVING AREA

15'5" x 12'8" (4.72 x 3.88)

Feature display brickwork to one wall incorporating a central chimney breast with open inset log burning stove, vaulted ceiling (to match the dining area) with display beams, built-in log store. Wall light points, radiator, double glazed French doors opening out to the front courtyard.

GROUND FLOOR OFFICE/BEDROOM

13'1" x 10'5" (4.01 x 3.18)

Double glazed window to the front (with fitted roller blind), spotlights, radiator, additional double glazed window to the side (with fitted roller blind), solid wood flooring, router point.

INNER HALLWAY

17'10" x 2'10" (5.45 x 0.88)

Solid wood flooring, doors leading to the bathroom and three ground floor bedrooms, spotlights.

BATHROOM

10'6" x 5'10" (3.21 x 1.80)

Four piece suite comprising bath with Victorian style mixer tap and handheld shower attachment, low flush WC, wash hand basin with mixer tap, bidet. Majority tiled walls, decorative beamed ceiling, double glazed window to the rear (with fitted Roman blind), extractor fan, radiator, boiler cupboard housing the recently installed (2022) gas fired combination boiler for central heating and hot water purposes.

BEDROOM ONE

11'8" x 11'6" (3.56 x 3.52)

Double glazed windows to both the front and side (both with fitted roller blinds), radiator.

BEDROOM TWO

11'8" x 9'6" (3.56 x 2.90)

Double glazed windows to both the side and rear (both with fitted Roman blinds), radiator.

BEDROOM THREE/SITTING ROOM

11'4" x 8'2" (3.47 x 2.51)

Double glazed window to the rear (with fitted Roman blind), radiator. This rooms currently doubles up as a ground floor sitting room as part of a potential self-contained area to the ground floor accessing two bedrooms, sitting room and the ground floor bedroom off the lower hallway.

FIRST FLOOR SPLIT LANDING

Exposed decorative brickwork, vaulted ceiling with display beams, left and right access via a wood spindle balustrade landing to principal bedroom and first floor bedroom/study.

PRINCIPAL SUITE

18'1" x 13'7" (5.52 x 4.15)

Feature vaulted ceiling, fitted wardrobes to either side, decorative beams, two Velux roof windows to the front with views over the historical Abbey Arch, additional double glazed window to the side, radiator, doors providing access to the en-suite and walk-in wardrobe.

EN-SUITE

8'2" x 7'1" (2.49 x 2.16)

Three piece suite comprising bath with glass shower screen, mixer tap, shower attachment over, feature wash hand basin with mixer tap (matching the bath), hidden cistern push flush WC. Velux window to the side, spotlights, extractor fan, tiled floor, chrome ladder towel radiator, decorative tiled splashbacks.

WALK-IN WARDROBE

8'5" x 6'4" (2.58 x 1.95)

Half vaulted ceiling with display beam, fitted wardrobe space.

FIRST FLOOR STUDY/BEDROOM

10'5" x 7'8" (3.18 x 2.36)

Vaulted style ceiling with Velux roof window to the left hand side, eaves storage access.

OUTSIDE

To the front of the property there is a gated entrance to the front block paved forecourt offering off-street parking space with a raised central circular rockery housing a variety of bushes and shrubbery, access to the front entrance door, external lighting points, pedestrian gated access leading down the side of the property to the rear.

SIDE & REAR GARDENS

Pedestrian gate to the front initially leads to the side garden to which a block paved pathway provides access to the rear beyond two timber storage sheds (one log store, one garden shed), decked entertaining space with built-in bench which has under-seat storage. The rear garden is enclosed, enjoying a sunny aspect, predominantly lawned with shaped flowerbeds and raised rockery housing a variety of specimen bushes, shrubs, trees and plants. Beyond the lawn there are two seating areas, as well as an additional timber log store, external lighting points, water tap.

GARAGE/CARPORT

Single garage with up and over door with a block paved parking space to the front of the garage, as well as an attached carport with a pitched/tiled roof providing space for two vehicles. The garage has an electrically operated up and over door with remote control to the front, power and lighting points. To the side of the carport there is a further rockery style raised garden housing a variety of bushes and shrubbery.

DIRECTIONAL NOTE

Upon entering Dale Abbey via Stanton by Dale, take a left hand turn opposite the public house onto The Village and take a left hand turn where you will immediately see three properties and a garage block to the right hand side. The property can then be found on the left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.