



Home Farm Courtyard,  
Castle Donington, Derby  
DE74 2GR

**O/O £695,000 Freehold**





AN EXCLUSIVE AND BEAUTIFULLY PRESENTED THREE DOUBLE-BEDROOM SINGLE-STOREY BARN CONVERSION IN A COURTYARD WITH GARAGE AND WALLED GARDEN IN THE QUIET VILLAGE OF KINGS MILLS, VERY CLOSE TO THE VIBRANT CASTLE DONINGTON.

Stunning Three Double Bedroom Barn Conversion – Kings Mills, Castle Donington. Tucked away in a charming semi-rural courtyard setting of just four unique properties, this impressive single-storey barn conversion offers a rare blend of character, contemporary comfort, and tranquillity – all on the outskirts of the vibrant village of Castle Donington. Beautifully finished throughout, the home welcomes you via a spacious dining hallway, leading to a generous lounge ideal for entertaining or relaxing. The heart of the home is a sleek, high-spec modern French kitchen, perfectly suited for both family living and hosting. There are three well-proportioned double bedrooms, including a luxurious master suite complete with an en-suite bathroom and fitted double wardrobe. The property benefits from underfloor heating throughout, enhancing comfort in every room. Outside, enjoy the beautifully landscaped walled garden, featuring box hedging, a pergola, and a summerhouse – your own private retreat. The home also offers secure gated access with an intercom buzzer system, a garage, and ample parking for at least three vehicles. Set in a picturesque and peaceful location, yet within easy reach of excellent commuter routes and Castle Donington's array of amenities, this exceptional home is a rare find. Viewing is highly recommended to fully appreciate the quality and character on offer.

In brief, this fabulous Barn Conversion comprises of a large, light and airy open dining hallway which has a w.c and cloakroom off. This then has a hallway to the right which leads to the three double bedrooms, family bathroom which is appointed with a Jacuzzi bathtub. Before you reach the master suite, there is a space for either a desktop walk-in wardrobe. From the entrance hall, if you turn left, this leads into the gorgeous lounge diner with parquet flooring. The whole property has been appointed to the highest standards with under-floor heating throughout. The Breakfast kitchen has been recently replaced with ample oak units and granite work surfaces, with space for a dining table. This has double opening doors to the established walled garden which must be viewed to be appreciated, with many shrubs, flowers and plants, this has been well tended to and would be a garden lovers dream. The current owned has made her own 'Chatsworth' garden to the rear of the space, with box hedging. Also having a pergola and summerhouse, it's an ideal place to relax in tranquility.

The property is set just off Park Lane in Kings Mills. This is located just outside Castle Donington, which is a very popular place to live, with there being excellent local shops which includes a Co-op store and a recently built Aldi, there are further shops in the village centre, various local pubs and restaurants, schools for all ages, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J24 of the M1, which connects the A42, the A50, East Midlands Airport, East Midlands Parkway station and various main roads which provide good access to Nottingham, Derby, Loughborough, Leicester and many other East Midlands towns and cities.





### Dining Hallway

17'5 x 11'7 approx (5.31m x 3.53m approx)

The barn conversion is accessed through quality a timber framed, double glazed door with matching side windows panels, vaulted beamed ceiling, accent roof lights, ceramic tiled flooring with underfloor heating, two wall lights, buzzer control pad for the front gate, security alarm control pad, telephone point, ceiling light, Velux window and doors to the cloaks/w.c., storage cupboard, to the large lounge and separate hallway to the bedrooms.

### Cloaks/w.c.

6'4 x 8'2 approx (1.93m x 2.49m approx)

Contemporary white suite comprising of a wash hand basin, low flush w.c., extractor fan, downlighters and underfloor heating.

### Cloakroom

Underfloor heating, ceiling light, space for coats and shoes.

### Lounge

19'1 x 16'5 approx (5.82m x 5.00m approx)

The lounge has a beamed vaulted ceiling, roof lights, exposed beams and attractive wooden parquet flooring with underfloor heating, feature fireplace housing a contemporary electric fire, twin set of timber framed double glazed windows with views of the courtyard, ceiling light, five wall lights and TV point. Door to:

### Breakfast Kitchen

17'4 x 15'6 approx (5.28m x 4.72m approx)

This beautiful dual aspect room has timber framed, double glazed doors leading to the courtyard, matching timber double glazed front door with side panels leading to the walled garden, the spacious L shaped kitchen offers a range of quality oak wall, base and drawer units with granite work surfaces to two walls, Range cooker with a stainless steel extractor fan above, integral Smeg dishwasher, wine rack and microwave oven, ceramic floor with underfloor heating, two wall lights, space for a large American style fridge freezer, five ring electric hob with glass splashback and black granite splashbacks, stainless steel inset double bowl sink with swan neck mixer tap and spray tap, two Velux windows and two ceiling lights.

### Inner Hallway

16'2 x 4'1 approx (4.93m x 1.24m approx)

Karndean wooden flooring, two Velux windows, three wall lights, attractive mural, large storage cupboard and airing cupboard housing the gas central heating boiler and gives access to the attic storage space, there are doors to the three bedrooms, bathroom and space for a walk-in wardrobe or office area before the master suite.

### Master Bedroom

13'6 x 9'9 approx (4.11m x 2.97m approx)

Quality oak Karndean flooring, vaulted beamed ceiling with timber framed double glazed window to the courtyard, underfloor heating, stylish fitted smoked glass sliding wardrobes and door to:

### En-Suite

4'2 x 7'3 approx (1.27m x 2.21m approx)

Tiled floor and walls, low flush w.c., extractor fan, recessed ceiling spotlights, LED mirror, chrome towel radiator and enclosed shower with electric shower.

### Bedroom 2

12'9 x 10'7 approx (3.89m x 3.23m approx)

With beautiful timber framed double glazed window to the front and courtyard views, Karndean flooring with underfloor heating and a vaulted beamed ceiling, two wall lights and ceiling light.

### Bedroom 3

12'8 x 9'9 approx (3.86m x 2.97m approx)

Twin timber framed double glazed windows to the courtyard, Karndean flooring with underfloor heating, vaulted beamed ceiling, ceiling light, two wall lights and TV point.

### Bathroom

12'2 x 11'3 approx (3.71m x 3.43m approx)

Timber framed opaque double glazed window to the courtyard, LED recessed ceiling spotlights, extractor fan, tiled floor and walls, chrome towel radiator, low flush w.c., wash hand basin, LED mirror, large panelled Jacuzzi bath with mains flow shower above, underfloor heating, mains fed shower with rainwater shower head and hand held showre.

### Walk-in Wardrobes

4'6 x 4'2 approx (1.37m x 1.27m approx)

Offering space for either an office area or walk-in wardrobe outside the master suite, having wooden Karndean flooring, two wall lights, Velux window.

### Outside

There are electric gates at the front which leads to the four barns in the courtyard, making it private and secure. The barn conversion has an easily maintained garden to the front comprising of a large lawned area boarded by contrasting pebble and stone beds, an array of mature plants and shrubs, there is block paved off road parking leading to the garage and additional parking for at least 3/4 vehicles.

To the rear there is a delightful enclosed, private walled garden with lawn area, borders of mature plants and shrubs with a pergola outside the breakfast kitchen, summerhouse and shed, iron gate with privet hedge above leading to the front of the courtyard, courtesy lighting and power, pond area with pump and the current owner has made a beautiful box hedged area which is serene, the gardens has plants such as a tree peony, apple tree, wisteria, hydrangeas and acers. It simply must be viewed to be appreciated.

### Garage

With an automatic twin wooden hinged door, roof storage and light and power.

### Directions

From the A50 island continue in the direction of Castle Donington. At the traffic lights turn right onto Park Lane and follow the road to the traffic island. At the traffic island continue straight over, still into Park Lane and follow the road where Home Farm Courtyard can be found as a turning on the right hand side. 8839AMJG

### Council Tax

North West Leicestershire Band F

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - LPG gas

Septic Tank – Yes

Broadband – BT, Sky

Broadband Speed - Standard 6mbps Superfast 80mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – septic tank

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

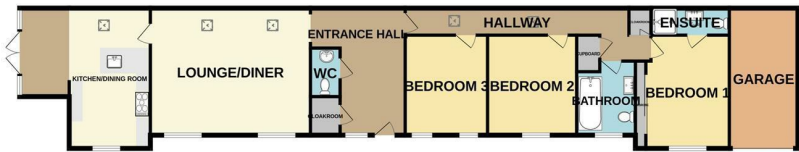
Any Legal Restrictions – Management company to service communal areas of the four Courtyard properties and maintenance of the septic tank

Other Material Issues – No

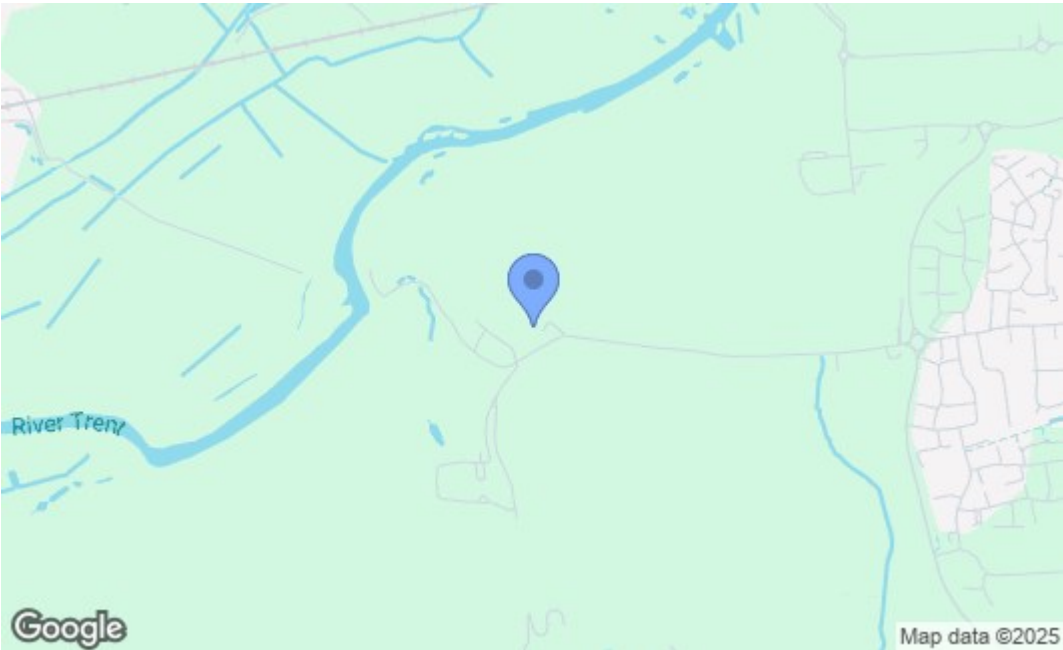




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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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.