

HADFIELDS BARN



BLenheim



HADFIELDS BARN IS A FABULOUS
GRADE II LISTED TWO DOUBLE
BEDROOMED HOME THAT OFFERS
TASTEFUL LIVING SPACES AND SITS
WITHIN A SIZEABLE 3/4 OF AN ACRE
PLOT.

*Finished to a high standard, this charming property
boasts spacious living areas with under floor heating
throughout and an extensive, impressive rear garden
with a number of outbuildings.*





DINING KITCHEN

Across the ground floor are two large reception rooms, including an excellent, well-appointed dining kitchen and a cosy, country-style lounge with a log burner.

There is also a bedroom with a mezzanine and bathroom, ideal for guests or relatives. Completing the ground floor is a useful utility room and WC. To the first floor is a large double bedroom that benefits from ample natural light via Velux roof windows and a further bathroom.

Externally, Hadfields Barn sits within a large 3/4 of an acre plot. A large driveway runs down the left side of the property, allowing for off-road parking. To the rear are a number of useful outbuildings and a fabulous garden with a variety of trees, plants and two greenhouses.

Hadfields Barn is located in the village of Higham where there are cafes, a restaurant, a public house and shops. Larger locations, such as Clay Cross and Alfreton, can be reached within a short journey for further amenities. Popular Peak District locations such as Crich and Matlock are also reachable within a reasonable amount of time.

The property briefly comprises on the ground floor: Dining kitchen, back porch, WC, lounge, bathroom 1, bedroom 2 and bedroom 2 mezzanine.

On the first floor: Landing, bedroom 1 and bathroom 2.

Outbuildings: Storage x5, Greenhouse x2



DINING KITCHEN

GROUND FLOOR

A composite door with an obscured double glazed panel and a matching side panel opens to the dining kitchen.

Dining Kitchen

22'6 x 14'3 (6.86m x 4.34m)

A well-appointed dining kitchen having side facing timber double glazed windows, recessed lighting, flush light points and tiled flooring with under floor heating. There are a range of fitted base/wall and drawer units incorporating a work surface, tiled splash backs and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. Appliances include a four-ring induction hob, extractor hood and a dish washer. Timber doors open to the back porch and the lounge.

Back Porch

With recessed lighting and tiled flooring with under floor heating. Base and wall units incorporate a work surface. There is the provision for a fridge/freezer, washing machine and tumble dryer. A timber door opens to the WC and a timber door with a glazed panel and matching side panel opens to the rear of the property.

WC

Having a rear facing timber double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and tiled flooring with under floor heating. There is a suite in white comprising a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

Lounge

21'5 x 11'9 (6.53m x 3.58m)

A fabulous lounge with side facing timber double glazed windows, pendant light points, recessed lighting, TV/aerial

point, timber flooring with under floor heating and inset shelving. The focal point of the room is the log burner with a stone hearth. Timber doors open to the bathroom and bedroom 2.

Bathroom 1

Having a side facing timber double glazed window, recessed lighting, extractor fan, chrome heated towel rail and tiled flooring with under floor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. There is a panelled bath with a chrome mixer tap and to one corner is a separate shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 2

13'1 x 11'8 (3.99m x 3.56m)

With Velux roof windows, a pendant light point and timber flooring with under floor heating. A timber door with a double glazed panel opens to the rear of the property. Timber steps rise to the:

Bedroom 2 Mezzanine

Having a flush light point and timber flooring.

From the dining kitchen, a staircase with a timber handrail and balustrading rises to the first floor.



LOUNGE



DINING KITCHEN



DINING KITCHEN



LOUNGE



LOUNGE



WC



BEDROOM 2



BATHROOM 1



BEDROOM 2



LANDING

FIRST FLOOR

Landing

With a Velux roof window and a pendant light point. There is a decorative fireplace with a stone surround and timber mantle. Timber doors open to the bedroom 1 and bathroom 2.

Bedroom 1

16'6 x 14'4 (5.03m x 4.37m)

Having a side facing timber double glazed window, Velux roof windows, pendant light point, TV/aerial point and under floor heating. Timber double doors with double glazed panels open to the Juliet balcony overlooking the rear of the property.

Bathroom 2

With a Velux roof window, front and side facing timber double glazed obscured windows, recessed lighting and tiled flooring with under floor heating. There is a suite in white comprising a low-level WC and a wash hand basin with a chrome mixer tap. To one corner is a separate shower enclosure with a fitted shower and a glazed screen/door.





BEDROOM 1



BATHROOM 2



LANDING



BEDROOM 1

EXTERIOR AND GARDENS

From Main Road, a driveway runs along the left side of the property where there is off-road parking for multiple vehicles and exterior lighting. Access can be gained to the dining kitchen.

A large vehicular gate opens to the rear of the property where a gravel path runs to both the left and right sides. Access can be gained to the utility room.

Within the plot are five outbuildings.

Outbuilding 1

Having a timber door, light and power.

To the left of the outbuilding, the path expands into a large driveway where there are four further outbuildings, currently used for storage.

Various Outbuildings x4

All useful areas for storage.

Beyond the driveway is a large garden that is mainly laid to lawn with a plethora of fruit trees, mature trees, mature plants and two greenhouses.

The garden is fully enclosed by mature hedging, mature trees and fencing.



EXTERIOR AND GARDENS





*IMAGE FOR ILLUSTRATION PURPOSES ONLY

GROUND FLOOR

Approximate Floor Area:
949 SQ.FT. (88.2 SQ.M)
Mezzanine Approximate Floor Area:
49 SQ.FT. (4.6 SQ.M)



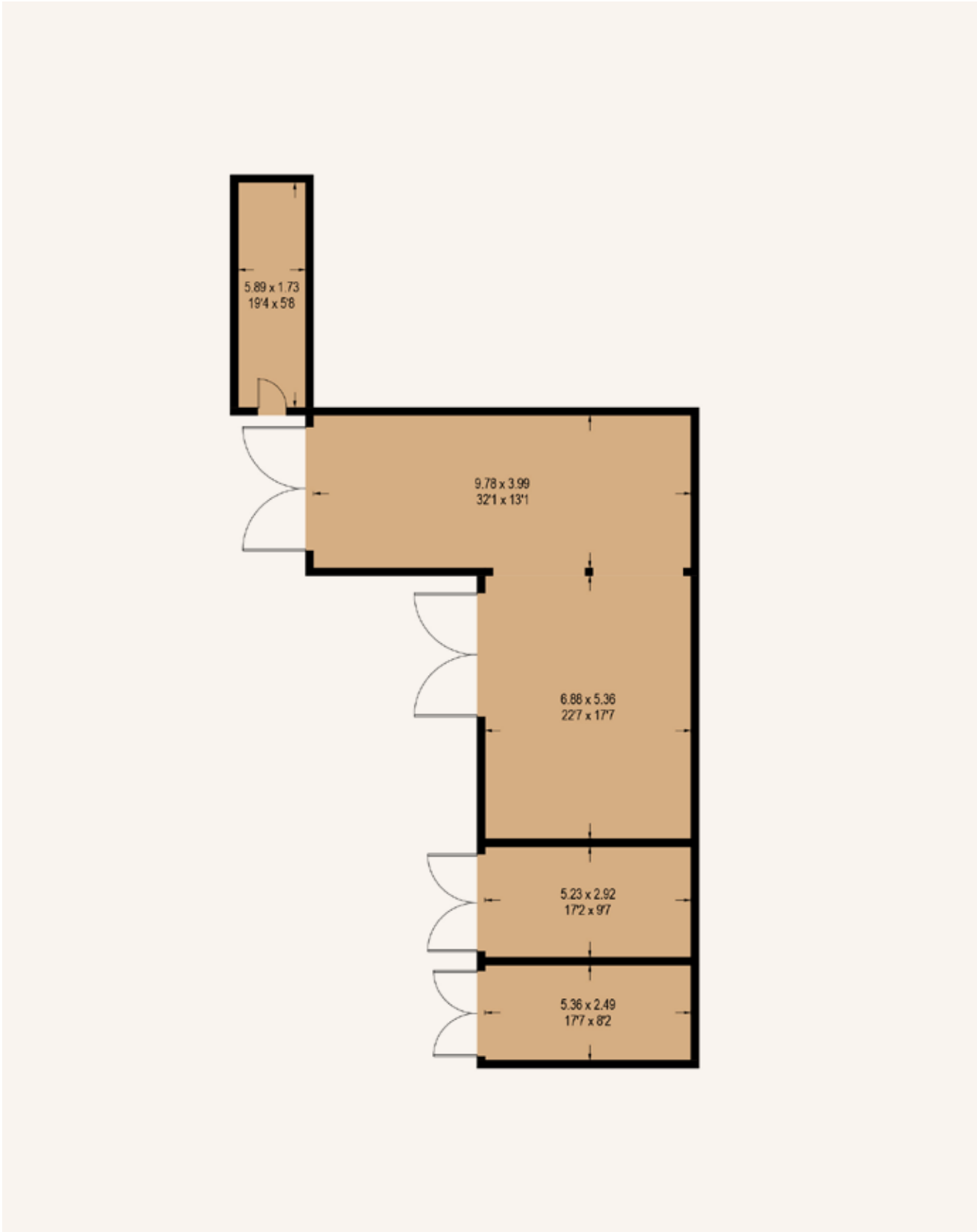
FIRST FLOOR

Approximate Floor Area:
405 SQ.FT. (37.6 SQ.M)
Total Approximate Floor Area:
1403 SQ.FT. (130.4 SQ.M)



OUTBUILDINGS

Approximate Floor Area:
1275 SQ.FT. (118.5 SQ.M)



BEDROOMS 2	BATHROOMS 2
LIVING ROOMS 2	SQFT 1,403
TENURE Freehold	COUNCIL TAX D

Services

Mains gas, mains electric, mains water and mains drainage.
The mobile signal is moderate.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

Additional Information

The property is Grade II listed and is in a conservation area.

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. All photography is for illustration purposes only.

HADFIELDS BARN

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Offers in the Region
of £550,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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