Robert Ellis

*look no further...*

Rectory Farm Mews,
Weston-On-Trent, Derbyshire
DE72 2DR

**£599,950 Freehold**

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Nestled in the charming village of Weston-On-Trent, this delightful barn conversion at Rectory Farm Mews offers a unique blend of character and modern living. Enjoy the open plan living, vaulted ceilings, exposed beams and brickwork, this property is perfect for those seeking a spacious and inviting home.

As you step inside, you will be greeted by the stunning exposed beams that add a touch of rustic charm to the open plan living area. The farmhouse-style kitchen is a true highlight, providing a warm and welcoming space for family gatherings and entertaining guests. With four generously sized bedrooms, including two with en-suite facilities, this home is designed to accommodate families or those who enjoy having extra space for visitors.

The south-facing private rear garden is a wonderful retreat, perfect for enjoying sunny afternoons or hosting summer barbecues. Additionally, the property offers parking for two vehicles, ensuring convenience for you and your guests.

This characterful barn conversion is situated in a desirable village, making it an ideal location for those who appreciate a peaceful lifestyle while still being within easy reach of local amenities. With its spacious accommodation and charming features, this property is a rare find and is sure to appeal to discerning buyers looking for a home that combines traditional elegance with modern comforts. Don't miss the opportunity to make this enchanting barn conversion your own.

Aston on Trent has a general local store which is close by, there are local pubs in the village which have an excellent reputation with a further well regarded pub at Weston on Trent, there are healthcare and sports facilities including several local golf courses within easy reach, there are excellent schools for children in the village and at Castle Donington or Chellaston with The Elms and Trent College independent schools being found in Long Eaton, walks in the surrounding picturesque South Derbyshire countryside and the excellent transport links include J24 of the M1 which connects to the A42 and A50, East Midlands Airport is within a few minutes drive of the property, there are stations at East Midlands Parkway and Derby and various main roads provide good access to Derby, Nottingham, Leicester, Loughborough and many other East and West Midlands towns and cities.

## Entrance
Timber stable entrance door with double glazed light panel within opening to the living/kitchen diner.

## Kitchen Area
15'5" x 7'10" approx (4.7m x 2.4m approx)
Ceiling spotlights, UPVC double glazed window to the rear, mix of wall, base and drawer units, glazed storage cupboards and shelving, wooden work surface and tiled splashbacks, inset Belfast sink with feature stainless steel tap, plinth heater, Range style cooker with extractor over, integrated fridge freezer and dishwasher, cupboard housing the Baxi boiler, exposed wooden beams to the ceiling, ceiling spotlights, loft access hatch which is fully boarded, carpeted and has a sky light widow, power and a light, flagstone tiled floor, doors to the living room and dining area.

## Dining Area
9'10" x 15'10" approx (3.02m x 4.83m approx)
Continuation of the flagstone tiled flooring, ceiling spotlights, UPVC double glazed window to the front, double glazed French doors to the rear, feature cast iron style radiator, door to:

## Utility/w.c.
6'8" x 5'8" approx (2.04m x 1.73m approx)
UPVC double glazed window to the rear, ceiling spotlights, low flush w.c., wooden work surface with matching upstand, inset Belfast sink with chrome tap, base unit, plumbing and space for a washing machine, radiator and wood effect vinyl flooring.

## Living Room
13'1" x 25'8" approx (4m x 7.83m approx)
Ceiling spotlights, two UPVC double glazed windows to the rear, open staircase rising to the first floor with glazed balustrade, two feature cast iron radiators, feature beams to the ceiling, feature exposed brick fireplace with flagstone hearth, wooden flooring, a wooden door to the ground floor bedroom and glazed doors with matching light panels to the side leading into:

## Garden Room
10'2" x 13'6" approx (3.11m x 4.14m approx)
UPVC double glazed French doors to the rear, UPVC double glazed windows surrounding, ceiling spotlights, electrically operated skylight window, feature exposed brick and stone wall, two feature wall mounted vertical radiators.

## Bedroom 2
14'0" x 14'5" approx (4.27m x 4.41m approx)
Double glazed window to the rear, double glazed French doors to the rear, feature exposed brick wall and vaulted ceiling, electrically controlled sky light window, feature wall mounted vertical radiator, wooden door providing access to:

## En-Suite
8'8" x 3'8" approx (2.66m x 1.14m approx)
Shower cubicle with mains fed shower having a rainwater shower head and hand held shower, fully tiled splashback, ceiling spotlights, extractor fan, half tiled walls, vanity wash hand basin with chrome mixer tap, low flush w.c., tiled floor.

## First Floor Landing
Feature exposed brick wall, ceiling spotlights, loft access hatch, double glazed light panel to the rear. Doors to:

## Bedroom 1
13'1" x 9'9" approx (4.01m x 2.98m approx)
Vaulted ceiling, exposed beams to the ceiling, two UPVC double glazed windows to the rear, feature cast iron style radiator, wooden door providing access to:

## En-Suite
9'10" x 2'11" approx (3.01m x 0.89m approx)
Ceiling spotlight, extractor fan, low flush w.c., vanity wash hand basin with chrome mixer tap, tiled shower cubicle with mains fed shower having a rainwater head and hand held shower, half tiled walls, tiled floor.

## Bedroom 3
9'10" x 7'10" approx (3m x 2.41m approx)
UPVC double glazed window to the rear, ceiling spotlights, exposed beams, feature cast iron style radiator and wooden flooring.

## Bedroom 4
9'10" x 7'11" approx (3m x 2.42m approx)
UPVC double glazed window to the rear, ceiling spotlights, exposed beams, feature cast iron style radiator and wooden flooring.

## Bathroom
7'7" x 5'11" max (2.33m x 1.81m max)
Ceiling spotlights, UPVC double glazed window to the front, three piece white suite comprising of a shower bath with mains bed shower over, tiled splashbacks, chrome mixer tap, pedestal wash hand basin, low flush w.c., half tiled walls, chrome heated towel rail, wood effect tiled floor.

## Outside
To the front of the property there is a block paved path leading to the front door and driveway providing off road parking.

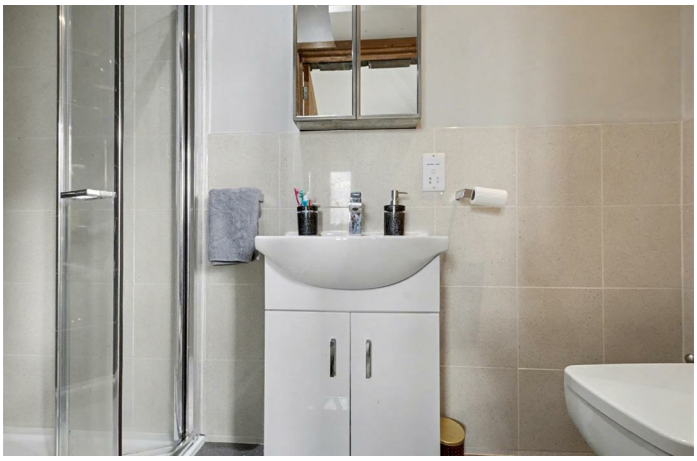
To the rear there is a raised York stone paved patio over two areas, well stocked borders, steps leading to a further patio area with the continuation of raised beds, decked area with pergola over, ideal for a hot tub, lawned garden and decorative slate chippings, further steps leading to a lawned garden, timber workshop. There is outside lighting, water tap, CCTV cameras, power point, wooden fencing to the boundaries, vehicular gates leading to the rear which provides off road parking (subject to the necessary permissions).

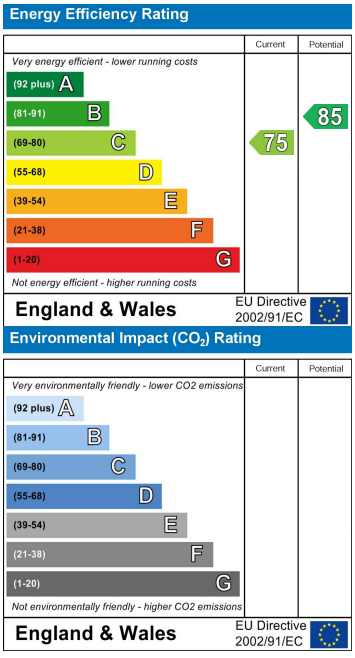
## Summerhouse/Workshop
Timber workshop with pitched roof, power and light.

## Directions

## Council Tax
Erewash Borough Council Band D

## Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps
Phone Signal –
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No






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.

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