Robert Ellis

look no further...

Hall Farm Court
Stanton By Dale, DE7 4QH

A LATE 1980s THREE BEDROOM, TWO BATHROOM BARN CONVERSION

Offers Over £450,000 Freehold

Robert Ellis have great pleasure in bringing to the market this exciting and rare opportunity to acquire a three bedroom, two bathroom barn conversion situated within Hall Farm Court, a small courtyard development of barn conversions located in this sought after Derbyshire village location.

This stone built residence is tucked quietly away and is situated within a development of similar looking conversions, a striking facade and private gardens. The conversion had a new roof structure fitted approximately 5 years ago.

The court is set back from the main road and has a gravel driveway leading to a large communal courtyard which provides ample off street parking for each dwelling as well as a single garage.

The property's accommodation is split over two floors and comprises a central entrance hallway off which leads through to the living room, dining room, kitchen and ground floor WC. The first floor landing then provides access to three bedrooms, the principal with en-suite facilities and main family bathroom.

This sympathetic conversion was carried out in the late 1980s and this property has been well cared for and updated over recent years offering a ready to move into condition.

Stanton by Dale is a charming village with a great community feel with two public houses, tearoom, church, village hall and cricket ground. The village is served by good road networks offering ease of access to Nottingham and Derby via the A52, the M1 junction 25 motorway, the Nottingham Electric Tram tern=minus situated at Bardills roundabout as well as access to an array of shopping facilities within the nearby towns of Stapleford, Beeston, Long Eaton and Ilkeston.

If required there is also easy access to excellent nearby schooling and healthcare facilities.

With exposed original timber beams and stonework seamlessly integrated into this charming cottage, we would highly recommend an internal viewing to fully appreciate what is on offer.

Entrance Hallway
14'9" x 9'0" (4.51 x 2.76)
With turning staircase rising to the first floor with exposed feature spindles and woodwork, radiator, oak flooring, original side windows, panelled door, radiator, exposed beam lintel work, telephone and broadband points and internal doors to living space, dining room, kitchen and WC.

Dining Room
9'10" x 7'7" (3.02 x 2.32)
Exposed beams to ceiling, secondary glazed window to the side offering views over the rear garden, radiator and wall light point.

Kitchen
11'2" x 9'11" (3.41 x 3.03)
Comprising a matching range of fitted base and wall storage cupboards will rolled top worksurfaces incorporating single sink and drainer with central mixer tap and tiled splashbacks, fitted four ring counter top hob with extractor over, eye level fitted double oven, integrated fridge and freezer, plumbing for washing machine and further integrated space for slimline dishwasher. Secondary glazed window to the side, original further side window, panel and glazed side entrance door, glass fronted crockery cupboards, radiator, spotlights and tiled floor.

Living Room
18'7" x 12'7" (5.68 x 3.86)
With French doors opening out to the rear garden with windows to either side of the door, feature exposed brickwork to one wall with wall light points and inset coal effect fire sat upon Cornish slate tiled hearth, media points and radiator.

WC
5'4" x 2'9" (1.65 x 0.84)
Modern two piece suite comprising hidden cistern push flush WC and wash hand basin with mixer tap and tiled splashback, radiator and extractor fan.

Galleried First Floor Landing
With Velux skylight, radiator, latched doors to all bedrooms and bathroom, exposed beams to ceiling and loft access point.

Bedroom One
12'8" x 11'8" (3.88 x 3.58)
Exposed beams to side windows overlooking the rear garden, radiator, latched bedroom door, two double fitted wardrobes with matching overhead storage cupboards and further latched door to the en-suite.

En-Suite
10'8" x 6'6" (3.26 x 2.00)
A modern white three piece suite comprising walk in tiled double sized shower cubicle with electric shower, wash hand basin with swan neck mixer tap and push flush WC. Secondary glazed window to the side, two ladder towel radiators, partial wall tiling, floor tiles, exposed beam and wall mounted LED bathroom mirror.

Bedroom Two
10'2" x 8'11" (3.12 x 2.72)
Radiator, fitted wardrobes and vanity drawer area, window to side, Velux skylight and exposed beams.

Bedroom Three
10'1" x 7'8" (3.09 x 2.36)
Window to side, radiator, exposed beams and three original windows dating back to when it once was an original barn.

Bathroom
10'8" x 6'5" (3.27 x 1.98)
Modern white three piece suite comprising panelled bath with curved glass shower screen, mains ran shower and mixer tap, wash hand basin with mixer tap and double storage drawers beneath and hidden cistern push flush WC. Partial wall tiling, ladder towel radiator, secondary glazed window to the side, Velux skylight, exposed beams and coiler cupboard housing the Vaillant gas fired central heating combination boiler (for central heating and hot water) with useful additional shelving space.

Outside
To the rear the walled in garden is well established set into various sections comprising an initial paved patio area which leads onto a circular lawn section with curved raised planted flower borders and planted rockery housing a variety of mature bushed, shrubs, trees and plants. Within the garden is a timber storage shed and external lighting points and water tap.
Rear courtyard with allocated and communal parking spaces as well as offering access to the single garage.

Garage
With up and over door to the front, power and lighting point.

Directions
Leaving our Stapleford branch continue in the direction of Sandiacre crossing the bridge onto Station Road. At the traffic light junction continue straight over onto Derby Road Sandiacre and proceed up the hill in the direction of Risley. At the next traffic light junction turn right onto Rushy Lane and proceed through towards the village of Stanton by Dale. Continue along onto School Lane, following the bend in the road round to the left onto Main Street and then enter the development of Hall Farm Court on the left hand side.

GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.

1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.

TOTAL FLOOR AREA : 1136 sq.ft. (105.5 sq.m.) approx.

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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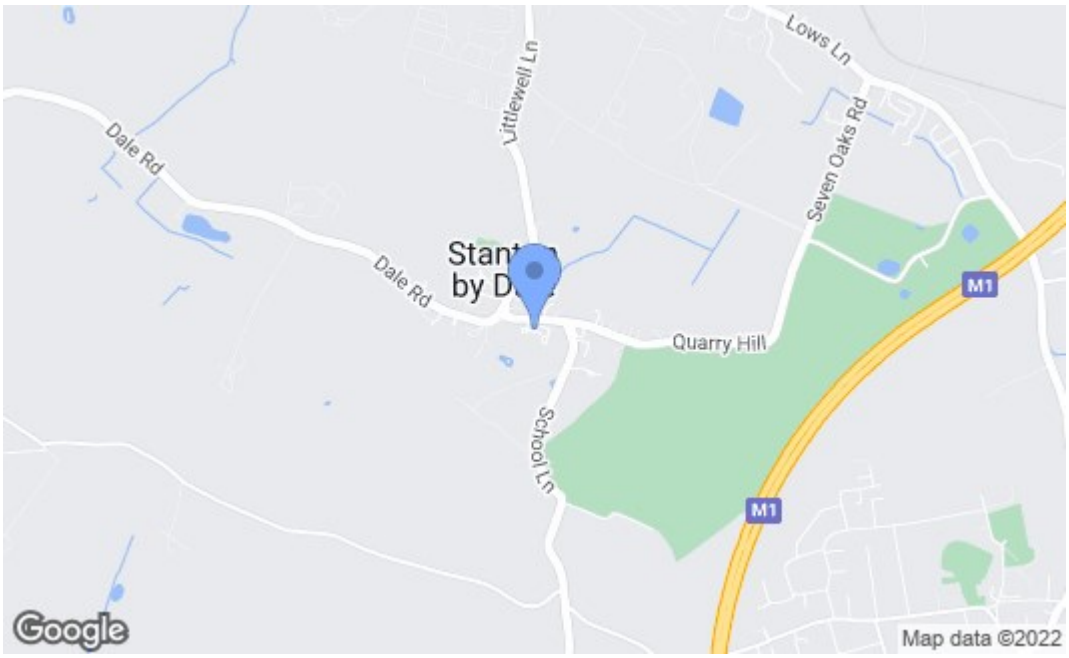

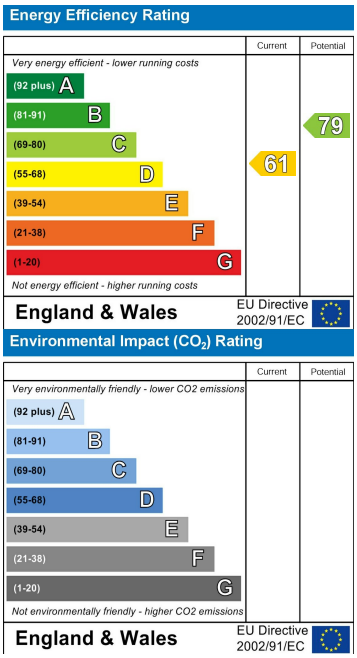

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