Robert Ellis

look no further. . .

Manor Court,
Risley, Derby DE72 3SS

A SINGLE STOREY RECONSTRUCTED BARN.

£385,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

A rare and interesting opportunity has arisen to purchase a single storey, reconstructed barn. Tucked away from the hustle and bustle of everyday life in a private courtyard development. The property sits adjacent to open fields to one side with all the rooms having windows on this side, therefore offering a fantastic aspect to wake up to.

Manor Court is a cluster of five individual dwellings, being former farm buildings and milking parlour, converted 30 or so years ago. This character property was created by the redevelopment of an existing barn, using many of the original materials and features which can be seen internally, such as the "A" frame roof truss to the vaulting ceiling in the living room.

The interior is centrally heated with a combination boiler and the property is double glazed throughout. The principal bedroom enjoys an en-suite shower room and there is a family bathroom. The spacious living room is at one end of the property with a feature fireplace, and to the other end is a dining kitchen with vaulted ceiling and access to the rear garden. The courtyard is accessed from a private lane off Derby Road. Thers is the benefit of a single garage within an adjacent block, as well as off-street parking.

The property has a generous garden plot with a courtyard style garden to the front finished with artificial lawn and block paved patio area with the main garden being in two sections to the rear with courtyard area beyond the kitchen. This leads onto a mature garden with lawns, trees and shrubs, and offers a good degree of privacy from the neighbours.

Situated on the outskirts of Risley, a small Derbyshire village, with a great community feel and local public house/restaurant. Far from being isolated, Risley is close to the borders of Nottinghamshire/Derbyshire and a short drive to the A52 linking both Nottingham and Derby, as well as Junction 25 of the M1 motorway, making this a great place for commuters. Being on the edge of the countryside, there are many footpaths and bridleways to roam and enjoy.

This property will suit many, whether for those looking for single storey living, a characterful, unique property which offers the scope for alteration and improvement, and possibly extension (subject to necessary permissions). Viewing is therefore highly recommended.

HALLWAY
Wooden stable door to front courtyard, radiator. Doors to all rooms.

LIVING ROOM
18'7" x 14'7" (5.68 x 4.47)
Feature fireplace and chimney breast, two radiators, vaulted ceiling with exposed beams, double glazed windows to both the east and west elevations.

DINING KITCHEN
14'8" x 10'2" (4.49 x 3.11)
Incorporating a range of fitted wall, base and drawer units with work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Integrated dishwasher, fridge and freezer. Integrated microwave, plumbing and space for washing machine. Cupboard housing gas combination boiler (for central heating and hot water). Vaulted ceiling with exposed beams, radiator, double glazed window (east elevation), double glazed window and door opening to the rear courtyard.

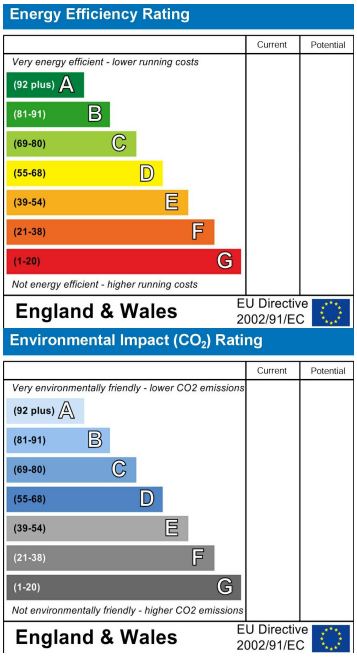
BEDROOM ONE
11'5" x 11'2" (3.5 x 3.42)
Fitted wardrobes, partial vaulted ceiling with exposed beams, radiator, double glazed window with views over fields to the east.

EN-SUITE
Three piece suite comprising pedestal wash hand basin, low flush WC, walk-in shower enclosure. Radiator, double glazed window.

BEDROOM TWO
10'11" x 9'11" (3.35 x 3.03)
Partial vaulted ceiling with exposed beams, radiator, double glazed window with views over fields to the east.

FAMILY BATHROOM
8'4" x 8'5" (2.56 x 2.58)
Four piece suite comprising pedestal wash hand basin, low flush WC, bath and walk-in shower enclosure with electric shower. Partially tiled walls, radiator, double glazed window.

OUTSIDE
The property enjoys two garden areas. What will be classed as the front and giving access to the stable door there is a dwarf wall enclosed area laid to artificial lawn (for ease of maintenance). Adjacent to this is a block paved patio/seating area. Beyond the kitchen door is a gravel courtyard style garden enclosed with a dwarf wall. A pathway beyond this leads to the main gardens which are enclosed and laid mainly to lawn with a variety of mature trees and shrubs. This garden runs adjacent to open fields to one side. Manor Court is accessed from an unadopted lane off Derby Road, there is an open gated entrance to a courtyard where the property has off-street parking for one vehicle and the garage can be located within an adjacent block.



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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044