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Smithy Farm Barn  
Twyford, Barrow-on-Trent  
Offers in excess of: £475,000



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**DECEPTIVE BARN CONVERSION WITH GENEROUS PLOT, SET IN DELIGHTFUL HAMLET** - An exciting opportunity to acquire a beautifully presented and extended three-bedroom character barn conversion, forming part of an exclusive courtyard development in the sought-after hamlet close to the nearby South Derbyshire villages of Willington and Barrow-on-Trent.

In brief, the accommodation comprises an entrance hallway, a stunning open-plan living kitchen with a dining island and a high vaulted ceiling with exposed beams, an extended dining room/snug, three well-proportioned bedrooms, and a stylish family bathroom. The primary bedroom also benefits from an en-suite shower room.

Externally, the property sits on a generous plot featuring a large, mature garden with a paved seating area. There is also parking for three vehicles and an integral single garage.





## The Detail

Smithy Farm Barn, nestled within the sought-after Hamlet of Twyford, Barrow-on-Trent, is a most stylish barn conversion that effortlessly blends character features with stylish modern living, offering a well-considered single-storey layout and a superb sense of space throughout.

The property is entered via a timber panelled door with an obscure glazed inset, leading into a welcoming entrance area and hallway finished with ceramic tiled flooring. A thoughtfully designed cloaks area with built-in coat hooks adds practicality, while panel-effect walls and timber latched doors enhance the barn's charm. From here, doors lead to two well-proportioned bedrooms, the main bathroom, and open access into the stunning open-plan living kitchen.

The heart of the home is the impressive open-plan living kitchen, featuring a striking vaulted ceiling with exposed beams and trusses, alongside Velux and rear-facing windows that flood the space with natural light. The kitchen itself is beautifully appointed with heritage green painted panelled units, brushed stainless steel handles, quartz work surfaces, and a Belfast sink with a traditional swan-neck mixer tap. A Smeg dual-fuel range cooker sits within a feature chimney breast with tiled splashbacks, while a central island provides an ideal space for dining and entertaining. The living area continues seamlessly, retaining the ceramic tiled flooring, and is enhanced by an exposed brick feature wall, rear window, and access through a glazed door into a delightful snug. The snug offers a cosy retreat with oak-effect flooring, a tall feature window, and French doors leading to the rear garden.

An inner hallway off the kitchen leads to the primary bedroom, which enjoys a semi-vaulted ceiling with exposed beams and tranquil garden views. The en-suite shower room is stylishly finished with a stylish white suite, including a mains-fed shower set against a feature brick-tiled wall, and a distinctive ceramic sink mounted on a singer-style stand with mosaic tiled splashbacks and matt black fittings.

Externally, the property continues to impress, benefiting from an attached integral garage with power, lighting, and a Worcester central heating boiler, along with parking directly to the front and additional spaces within a rear courtyard. The landscaped rear garden offers a private and peaceful setting, with a paved patio, steps leading to a lawned garden, gravel pathways, and seating areas bordered by shrubs and hedgerows. The garden wraps around the side of the property and includes a metal-framed shed, with gated access leading to a shared pathway and open fields beyond, creating a truly idyllic countryside outlook.





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## The Location

One of the property's key attributes is its attractive setting within the hamlet of Twyford. Twyford enjoys a highly convenient location, lying in close proximity to the villages of Barrow upon Trent, Swarkestone and Willington

The sought-after market town of Melbourne. Melbourne is renowned for its charming period architecture and offers an excellent range of amenities, including independent shops, restaurants, and traditional public houses.

The hamlet is also well positioned for transport links, with easy access to the A50, placing a number of regional centres within comfortable commuting distance. These include Derby, Nottingham, Burton upon Trent, and Stoke-on-Trent, along with East Midlands International Airport.

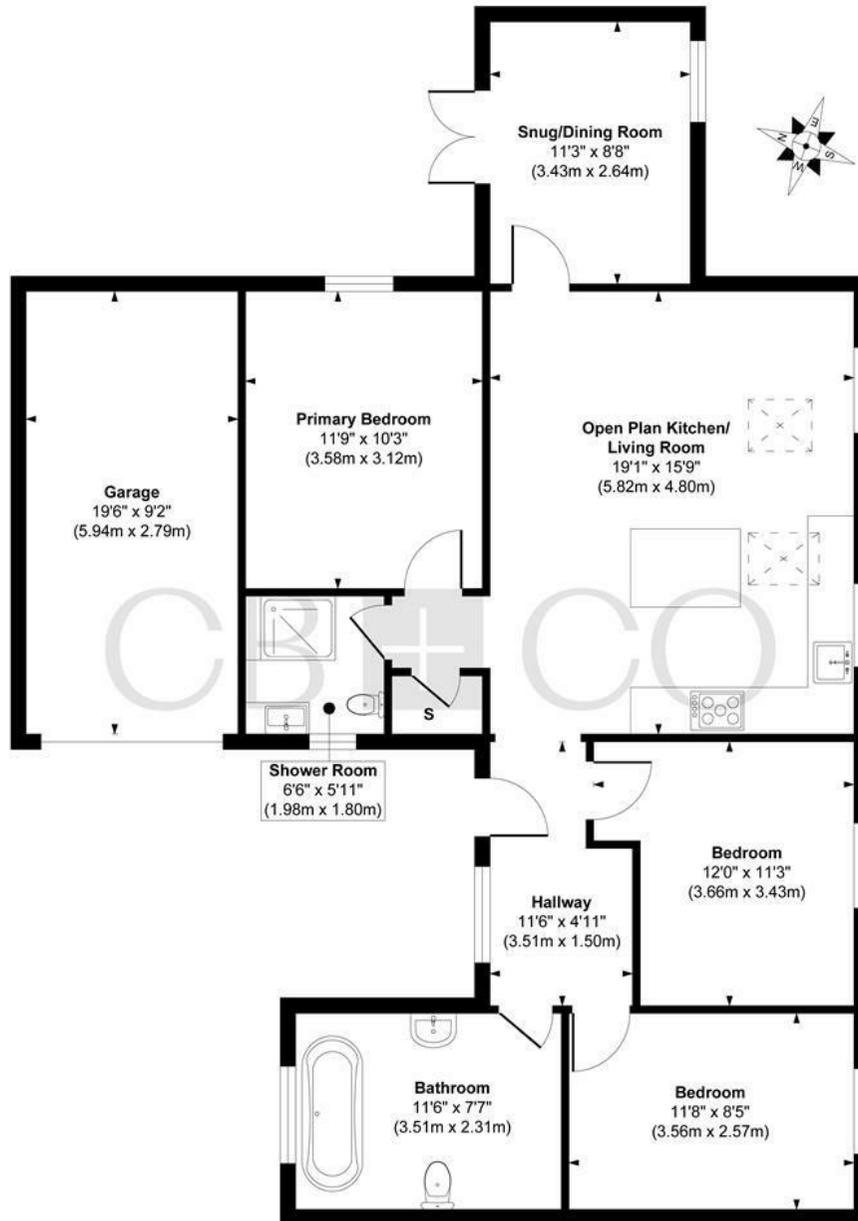
The area is well served by a variety of reputable schooling options in both the state and private sectors. Notable independent schools include Foremark Preparatory School in Milton, Repton School, and Derby High School, as well as the respected grammar school in Littleover.







Smithy Farm Barn, Twyford Road, Barrow-on-Trent, Derbyshire



Ground Floor

Approx. Gross Internal Floor Area 1173 sq. ft / 108.97 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## The Particulars

- Characterful Three Bedroom Barn Conversion
- Delightful Position - Surrounded by Beautiful Countryside
- Spacious Single Storey Accommodation of Around 1100 Square Feet
- Stylish Presentation & Character Features
- Entrance Hallway & Snug Dining Room
- Stunning Open Plan Living Kitchen with Dining Island & Vaulted Ceiling
- Three Double Bedrooms, Shower Room & Beautiful Bathroom
- Three Parking Spaces & Single Integral Garage
- Generous Mature Landscaped Gardens
- Delightful Hamlet - Close to Willington Village & Mercia Marina

### Size

Approx 1173.00 sq ft

### Energy Performance Certificate (EPC)

Rating E

### Council Tax Band

D

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*Let's Talk*

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