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The Haybarn, Hill Farm
Willington, Derbyshire
£700,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



THE HAYBARN - A beautifully presented Grade II listed barn conversion, offering four double bedrooms and set within an exclusive gated courtyard. The property is approached via a private gated driveway in the picturesque South Derbyshire village of Willington. Combining charm, space and a highly desirable setting, this unique home presents an exceptional opportunity for family living.

Rich in character and thoughtfully designed, The Haybarn provides over 2,000 sq ft of spacious and versatile accommodation. The ground floor features an inviting entrance hall, a well-appointed breakfast kitchen, utility room, lounge, separate dining room, cloakroom WC, and a ground floor bedroom with en suite – ideal for guests or multi-generational living. On the first floor are three further generous double bedrooms, including an especially spacious primary bedroom and bedroom two, both benefiting from en suite facilities.

Externally, the property enjoys a generous rear garden, bordered by mature trees and established planting, creating a private and tranquil setting perfect for relaxing, entertaining, or al fresco dining in the warmer months. To the front, a driveway leads into the courtyard, providing ample off-road parking, along with additional gravelled access to the residents' garages. The property also includes a single brick-built garage.





The Detail

A beautifully presented and characterful home, blending modern living with charming original features including exposed wooden beams, brickwork, and stylish barn-style features throughout.

The welcoming entrance hallway leads to the main living spaces, including a contemporary fitted kitchen featuring a range of units, quartz work surfaces, integrated appliances, and a central island with seating—ideal for both everyday living and entertaining. The kitchen also benefits from dual access to the front courtyard and rear garden, along with a separate utility room.

Flowing from the kitchen, the spacious lounge offers a warm and inviting atmosphere, enhanced by vaulted ceilings and a striking exposed-brick fireplace with a gas-effect log burner. A separate dining room provides an elegant space for hosting, with doors opening onto both the garden and courtyard, allowing for plenty of natural light.

A versatile ground floor room, currently used as an office and gym, could easily serve as a fourth bedroom or additional reception space and benefits from its own en-suite shower room.



Upstairs, the property offers three generous double bedrooms, all featuring vaulted ceilings and character detailing. The principal bedroom enjoys dual-aspect views and direct access to a well-appointed Jack-and-Jill family bathroom. A second bedroom benefits from its own en-suite, while the remaining bedroom is equally spacious and well-presented.

Externally, the property is accessed via a gated shared driveway leading to a courtyard with ample off-road parking and a single en-bloc garage. There is a large, enclosed landscaped rear garden is mainly laid to lawn with patio and decking areas, ideal for outdoor dining and entertaining. Surrounded by mature greenery, the garden offers a high degree of privacy, while the property also enjoys far-reaching countryside views.

The property is approached along private gated driveway with large timber double opening electric gates. This leads to a beautiful tree-lined driveway that serves all of the properties. The property has parking for around three cars and a single garage located in a separate block plus additional visitor parking is available.





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The Location

Willington is a highly desirable Derbyshire village that blends countryside charm with modern convenience. Ideally positioned between Burton-on-Trent and Derby, the village offers superb transport links via the A38 and A50, as well as a local train station with direct services to Derby and Birmingham.

The village itself boasts a wide range of amenities, including a local Co-op supermarket, doctor's surgery, florist, hairdressers, a reputable primary school, and regular bus services.

Willington also falls within the catchment area for the sought-after John Port Spencer Academy, and lies just minutes from historic Repton – home to the prestigious Repton School.

Residents enjoy a warm community atmosphere, with independent cafés, riverside walks, and well-regarded pubs such as The Dragon and The Green Man. The picturesque Trent and Mersey Canal runs through the village, offering scenic walking and cycling routes, and leads to the nearby Mercia Marina – one of the UK's largest inland marinas. This vibrant leisure destination features boutique shopping, weekend markets, and a range of waterside dining options, including the popular Indian restaurant The Lotus.

Whether you're sipping artisan coffee, enjoying countryside strolls, or commuting with ease, Willington offers a lifestyle that's both relaxed and well-connected



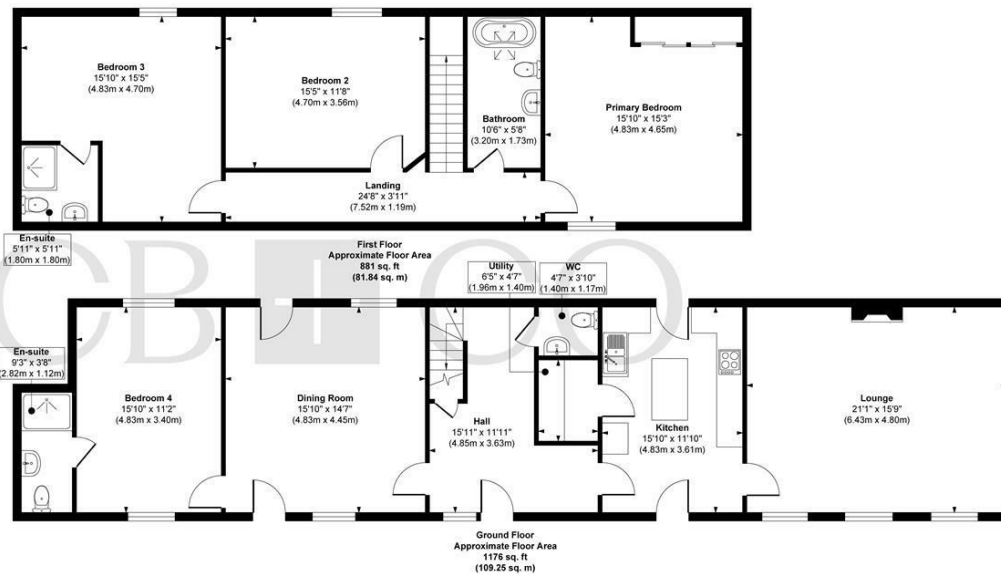




HAYBARN

POST

The Haybarn, Hill Farm, Etwall Road, Willington, Derbyshire



Approx. Gross Internal Floor Area 2256 sq. ft / 209.57 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Beautifully Presented Four Double Bedroom Barn Conversion
- Grade II Listed - Wealth of Character and Charm
- Over 2000 Square Feet of High Specification Accommodation
- Entrance Hallway, WC & Beautifully Appointed Fitted Kitchen
- Spacious Lounge, Dining Room & Ground Floor Bedroom/Study with En-Suite
- Three Generous Double Bedrooms & Two En-Suites
- Generous Landscaped Enclosed Rear Garden
- Gravelled Parking in Courtyard & Single Garage
- Highly Sought after South Derbyshire Village - Close to Mercia Marina
- No Chain Involved

Size

Approx 2057.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

F

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Let's Talk

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