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Farmhouse Mews, Bakeacre Lane
Findern, Derbyshire
Offers in excess of: £280,000



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



TWO STOREY BARN CONVERSION WITH GARAGE & PARKING - A distinctive two double bedroom barn conversion, set within the delightful South Derbyshire village located close to open countryside and Mercia Marina. This property is nestled, set back from Bakeacre Lane and offers an enclosed south facing garden and generous parking area with single garage.

Arranged over two floors and appointed to a good standard throughout, the property offers thoughtfully designed interiors with excellent ground floor living space including a beautiful open plan dining kitchen and spacious lounge both with high semi-vaulted ceilings. There is an inner hallway with access to a generous ground floor bedroom and wc. Upstairs the first floor landing leads to the spacious primary bedroom with built in wardrobes and a contemporary shower room.





The Detail

The property is entered into a hallway area with built seating and cloaks area this then provides open plan access to a dining area and superb breakfast kitchen with a beautiful high semi-vaulted ceiling with exposed beams. The kitchen features a range of panelled units with granite effect worksurfaces and matching breakfast bar, five-plate gas hob, integrated dishwasher, built-in oven and appliance space suitable for an American-style fridge freezer.

The beautiful lounge also benefits from a beautiful high semi-vaulted ceiling with exposed beams. There is also a feature fireplace and this room benefits from excellent levels of natural light with velux window and front facing windows overlooking the garden.

An inner hallway provides access to a spacious ground floor bedroom and downstairs wc. There is a staircase leading to the first floor landing which provides access to the spacious primary bedroom with built in wardrobes and dressing table. The first floor contemporary shower room is immaculately finished with a double shower cubicle, traditional fittings and a side-facing window. The landing also gives access to the loft.



To the side, a private south-facing garden offers a lawn and Indian sandstone paved seating areas with an awning providing a potential shaded seating area. Power and water are supplied to the garden.

The property stands set back from Bakeacre Lane with access to the property being by pathway access to the garden area. There is also a residents parking and garage area where this property benefits from a driveway with space for three cars and a single detached garage.





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The Location

Situated in the picturesque village of Findern, offering a peaceful setting with excellent connectivity. Overlooking the village green and the local church, the property enjoys a tranquil location while being close to essential amenities. Nearby Willington offers a selection of shops and pubs, while the renowned Mercia Marina, just a short distance away, provides a range of boutique shops, a restaurant, and a bar, perfect for leisure and dining.

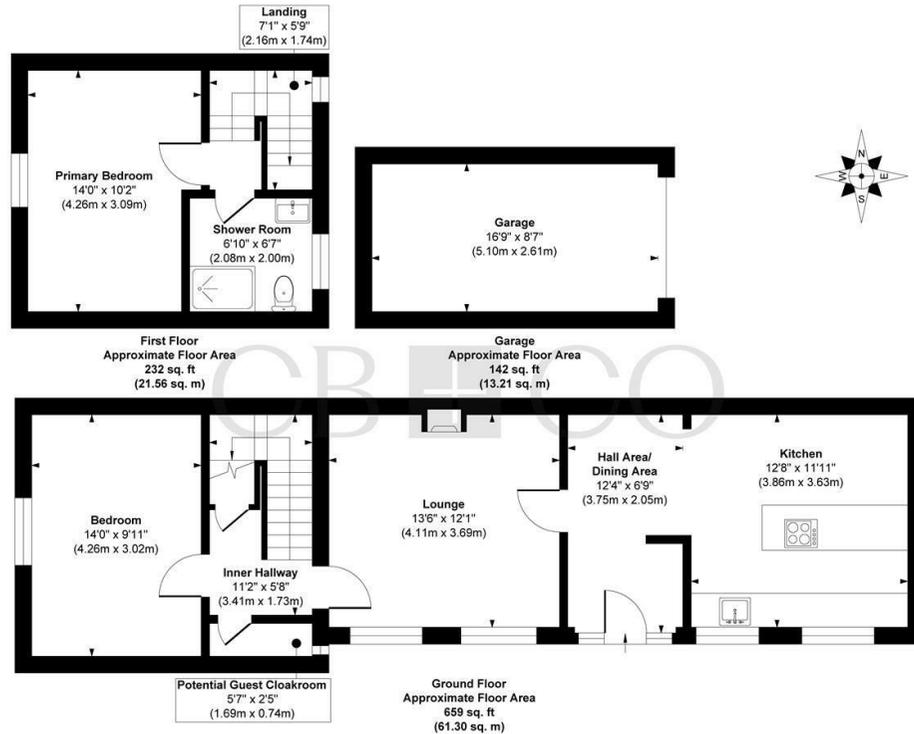
For those who enjoy outdoor activities, the local canal path offers a great route for walking. Findern's location also offers excellent access to major transport links, with the A38, A50, and M1 within easy reach. Additionally, the property is ideally positioned for those working at Toyota and Rolls-Royce, making it a convenient choice for professionals. Families will appreciate the proximity to local schools, further enhancing the appeal of this desirable village location.







Farmhouse Mews, Bakeacre Lane, Findern, Derbyshire



Approx. Gross Internal Floor Area 1033 sq. ft / 96.07 sq. m (Including Garage)

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

Produced by Elements Property

The Particulars

- Individual Two-Storey Two Double Bedroom Barn Conversion
- Delightful Village Location - Close to Mercia Marina & Open Countryside
- Ideal Property for Professionals or Downsizers
- Superb Open Plan Dining Kitchen with Semi-Vaulted Ceiling & Exposed Beams
- Beautiful Lounge with Feature Fireplace & Semi-Vaulted Ceiling & Exposed Beams
- Inner Hallway, WC & Ground Floor Double Bedroom
- First Floor Primary Bedroom with Contemporary Shower Room
- Set Back from Road - Driveway & Parking Area with Single Garage
- Excellent Access to Road Networks - Derby & Burton-on-Trent
- No Chain Involved

Size

Approx 890.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

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Let's Talk

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