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Lower Barn. Ingleby Lane
Stanton-by-Bridge, Derbyshire
Offers in excess of: £360,000



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STYLISH RENOVATED BARN CONVERSION SET IN DELIGHTFUL HAMLET - An exciting opportunity to acquire a tastefully presented three-bedroom character barn conversion, forming part of an exclusive courtyard in the heart of the Stanton-by-Bridge conservation area. This property offers a wealth of character charm - blended with contemporary style and is situated in this idyllic Hamlet, surrounded by open countryside and offering easy access to the nearby market town of Melbourn and East Midlands Airport.

The property features an air-source heat pump and in brief comprises: spacious entrance hallway, stunning open plan living dining kitchen with log burner, exposed beams and vaulted ceiling. The kitchen area has been well appointed and has adjoining utility room/store. There are two double bedroom suite, each with mezzanine floors and contemporary en-suite shower rooms, along with a further double bedroom.

Outside, the property has a walled foregarden with lawned areas and a paved terrace, and beyond this there is off-road parking for one to two cars.





The Detail

A beautiful wood panelled entrance door opens into a spacious T-shaped hall featuring underfloor heating, a column radiator, and recessed ceiling lighting, leading directly into a stunning open-plan living area.

This impressive living space includes a lounge and dining area with a partial high ceiling, exposed truss work and purlins, two Velux windows, log burner set on a tiled hearth and beautiful vaulted ceiling Herringbone wood flooring, column radiator and front-facing windows enhance the warm and inviting atmosphere.

The kitchen is beautifully appointed with oak worktops, tiled surrounds, a Belfast-style sink with mixer tap, fitted base and wall units, and a brick-effect tiled floor. Appliances include an induction hob with extractor and a built-in oven, along with space for a fridge-freezer and slimline dishwasher. A sliding panelled door provides access to a storage room that offers potential for a utility area also with stairway access to useful loft storage.

The first bedroom suite includes a dressing room with feature exposed beam, reclaimed herringbone flooring, two front-facing windows, and steps leading to a mezzanine bedroom level. It also benefits from a stylish en-suite shower room with feature tiling, a walk-in shower, wc and sink with vanity unit. The mezzanine bedroom level above this room features exposed beams, recessed lighting, a column radiator, and a front-facing Velux window.

The second bedroom mirrors the charm of the first with reclaimed herringbone flooring, exposed beams, two front-facing windows and stairs leading to its own mezzanine. It also enjoys a well-appointed en-suite shower room with feature tiling, a walk-in shower, WC, and vanity unit. The mezzanine level in this room is used a study area and has exposed beams, recessed lighting, a column radiator, and a front-facing Velux window.

A third bedroom offers further accommodation and includes an exposed beam, a column radiator, and a front-facing window.

Outside, the property is set behind an attractive brick wall with stone inlays and a gated entrance leading to a parking area. The front garden is mainly laid to lawn with a block-paved pathway and terrace ideal for outdoor dining and entertaining. Off-road parking is available directly in front of the garden and can accommodate two small cars.







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The Location

The charming hamlet of Stanton by Bridge sits just north of the picturesque village of Swarkestone, less than six miles south of Derby and around three miles from the elegant Georgian market town of Melbourne.

One of the area's most significant landmarks is the ancient Swarkestone Bridge and Causeway, a remarkable medieval structure that spans the River Trent. Extending to nearly a mile in length and supported by 29 arches, it is believed to be the longest stone bridge of its kind in England, offering a striking reminder of the area's long and fascinating history.

Nature lovers and outdoor enthusiasts are well catered for, with both the River Trent and the Trent and Mersey Canal close by. The nearby sailing club, renowned for its excellent facilities—including superb accessibility for disabled members—can be reached within just a few minutes by car.

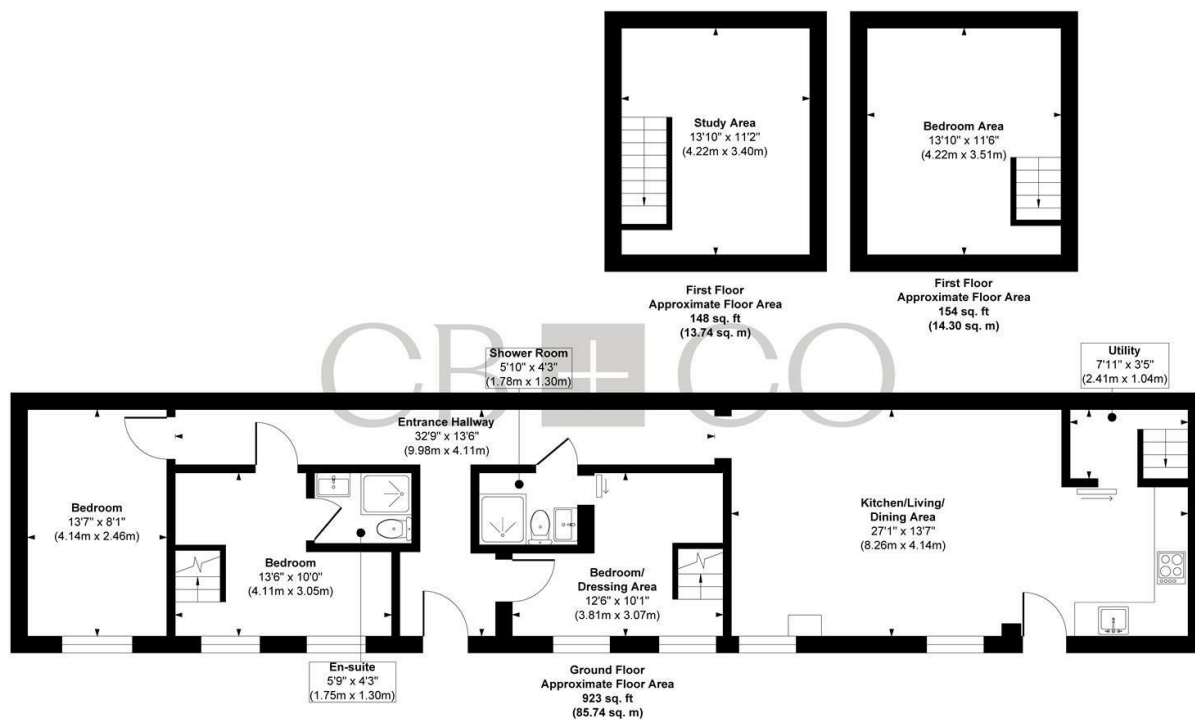
Families will appreciate the proximity of the highly regarded Chellaston Academy, positioned a little over two miles away and offering education for boys and girls. For commuters, the area provides straightforward access to the A50, linking conveniently to the M1 and M42 motorways and making regional and national travel refreshingly simple.







Lower Barn, Ingleby Road, Stanton-by-Bridge, Derbyshire



Approx. Gross Internal Floor Area 1225 sq. ft / 113.78 sq. m

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

Produced by Elements Property

The Particulars

- Stylish Renovated Barn Conversion
- Set in Conservation Area in sought after South Derbyshire Hamlet
- Wealth of Character & Charm - Blended with Contemporary Style
- Improved Energy Efficiency with Air Source Heat Pump
- Entrance Hallway, Spacious Open Plan Living Dining Kitchen & Utility Room
- Three Bedrooms, Two with Mezzanine Levels & Contemporary En-Suites
- Compact Landscaped Front Garden with Walled Boundary
- Allocated Parking Space within Courtyard
- Close to Beautiful Countryside Walks
- Easy Access to Chellaston, Melbourne & East Midlands Airport

Size

Approx 1225.00 sq ft

Energy Performance Certificate (EPC)

Rating E

Council Tax Band

D

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Let's *Talk*

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