

# The Long Shed

Shirley, Ashbourne, DE6 3AR

John German









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£850,000

A characterful four-bedroom barn conversion has an adjoining one-bedroom annex and paddocks totalling 6.78 acres plus an equestrian facility including a large stable block including tack room and a fantastic manège.





This four bedroom characterful attached barn conversion has an adjoining one bedroom annex and is set in wonderful gardens with the benefit of equestrian facilities including three paddocks, a 60m x 20m rubber crumb, sand and fibre manège plus a large stable block and tack room.

The property is located just outside the village of Shirley, a small village nestled in the folds of the beautiful Derbyshire Dales, being 5 miles from Ashbourne and 10 from Derby. Being an estate village from the middle ages, since the war it has become the home of people working in nearby towns and home for many retired people. The 18th century pub, The Saracen's Head, is noted for the fine food it serves. The village is within Queen Elizabeth Grammar School catchment area.

### Accommodation

Main entrance door opens into the reception hall with tiled floor and doors to the kitchen and three reception rooms. The sitting room is a good-sized room with a feature inglenook fireplace housing a log burning stove on a stone hearth, a feature bay window and French doors opening onto the rear garden. An opening leads to the snug and there is also a separate study.

The farmhouse style kitchen is fitted with a range of in-frame wooden base and wall mounted units with solid granite work surfaces over incorporating twin Belfast sinks, and a matching central island unit. Integrated fridge freezer and spaces for a range cooker and dishwasher. Tiled flooring runs throughout and there is also a useful walk-in larder. A door and step leads to a large utility room having a range of base and wall mounted units with roll top work surfaces over, stainless steel sink and drainer, plumbing for washing machine, space for dryer and tiled floor that also continues into the guest cloakroom/WC that also houses the boiler.

Double doors lead to a lobby that also utilises as the entrance to the adjoining self-contained annex with its own hall having a quarry tiled floor and door to a shower room. It also has a kitchen/sitting room with vaulted ceiling, skylight, exposed purlins, quarry tiled floor and French doors out to the rear garden. The kitchen area is equipped with a range of wooden base units with roll top work surfaces, an inset Belfast style sink and space for a fridge. A step and door leads to a bedroom that has loft access to a mezzanine first floor storage area, skylight and vaulted ceiling.

Back to the barn where stairs ascend off the hall to the first floor with exposed beams and a skylight. There is an array of useful storage cupboards in the eaves and doors to the main rooms.

The master bedroom has built-in storage, exposed beams and skylight enjoying fantastic countryside views. A door leads to the ensuite having white suite including double shower cubicle with mixer shower, heated towel rail and skylight. A guest bedroom has a skylight, exposed beams and a step and door to a walk-in wardrobe. There are two further bedrooms and a bathroom having a white suite.

### Outside

Gated access opens onto the good-sized driveway which also has a secondary access to an additional hardstanding parking area which in turn leads to the 60m x 20m rubber crumb, sand and fibre manège. In addition there is an orchard and paddocks - please see Promap image on page 7 for position and measurements.

A wooden detached double garage has power and lighting along with a large stable block comprising 5 bay stables and tack room plus a further hay store.

The main garden is mainly lawned with display borders packed with a variety of herbaceous perennials and mature trees. A paved patio area is a lovely place to seat and overlooks the lawns.

### Notes

The property is located off a private drive.

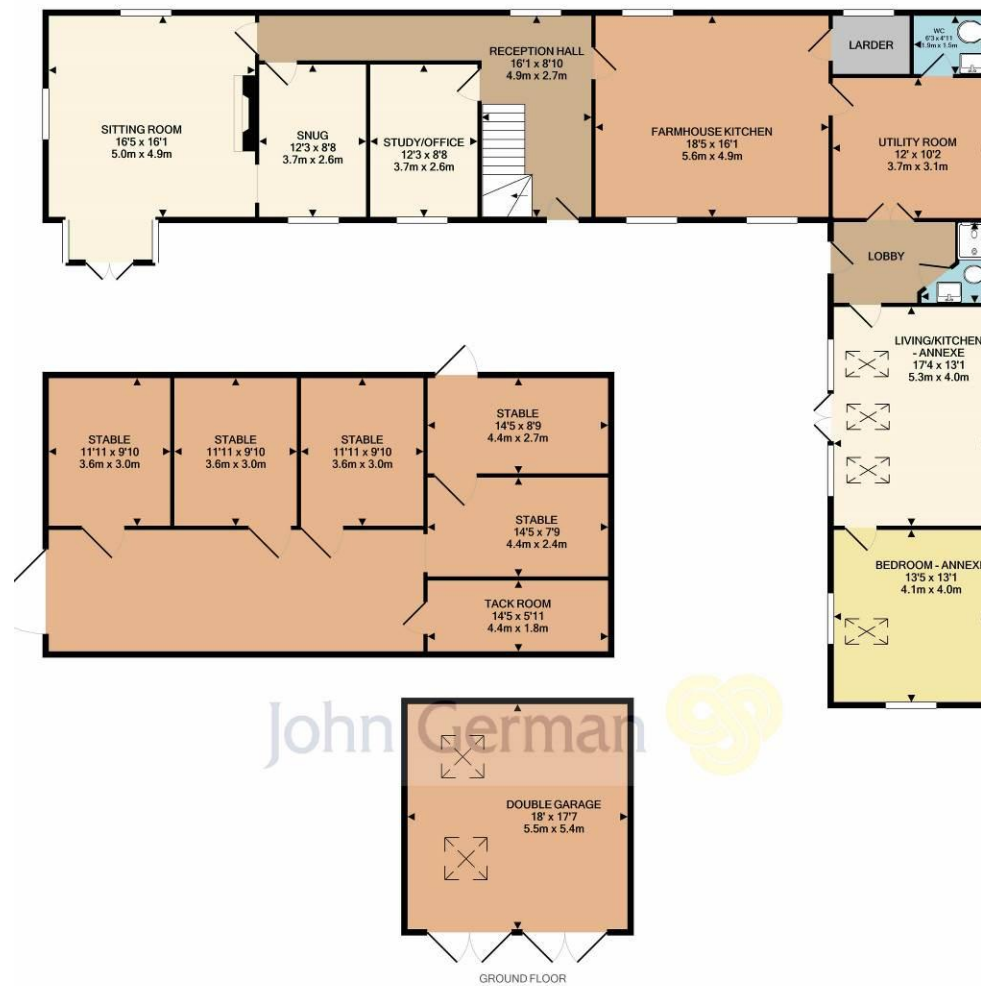
The property has solar panels that are owned by the vendor and provide an approximate annual income of £2100.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water and electricity. Private drainage via a septic tank. Oil fired central heating and LPG for cooking. WCZ Internet Connection. Purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk) [www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

**Our Ref:** JGA/20072020

**Local Authority/ Tax Band:** Derbyshire Dales District Council / Tax Band F

### Agents' Notes

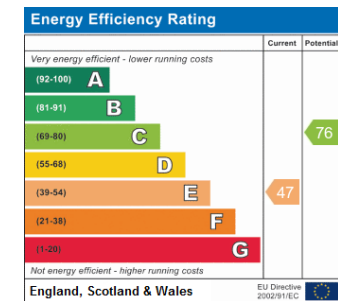
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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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