



# CHURCH BARN

MIDDLETON BY YOULGREAVE, DERBYSHIRE





# A SUPERB PERIOD RENOVATED STONE BARN IN A HISTORIC PEAK DISTRICT VILLAGE

Set in the heart of the Peak District National Park

Unspoilt village setting

Glorious principal reception with galleried space over

Bespoke fitted kitchen, dining room and conservatory

4 generous bedrooms, 3 bath/shower rooms

Double garaging

## LOCATION

Middleton by Youlgreave is an historic Peak District village some 5 miles south of Bakewell and set in wonderful open countryside. Haddon Hall and the Chatsworth Estate both lie within the vicinity of the village.

The village sits above the River Bradford Valley with open countryside and walks nearby including the Limestone Way and the renowned Lathkill Dale.

Middleton by Youlgreave sits midway between the A6 and the A515 which links north to Buxton and onto Manchester and to the south to Ashbourne and Derby.

## DESCRIPTION

Church Barn is a stunning conversion of an historic range of former barns and stone outbuildings reputed to date in part from the 17th Century and set around a landscaped central courtyard and garden area. The main part of the property has a very fine stone roof and offers the principal full height reception room with a lovely corner fireplace and separate galleried sitting/study area over. There is a well presented and bespoke fitted kitchen and a dining room and conservatory.

An inner landing has an upper sitting/study area and leads onto the bedrooms which have been carefully planned to provide extensive four bedroom accommodation with three bath/shower rooms. The accommodation is arranged in a U shape around the central courtyard and garden area with integral double garaging and beautifully landscaped with a high degree of privacy.

The property is ideally suited for family accommodation and would also be suitable for a second home and offers considerable rental potential.







## ACCOMMODATION

Ground Floor – open porch with log store, bench, stone flag flooring.

Bespoke breakfast kitchen with a range of hand built units, granite working surface, deep ceramic sink and range of integrated appliances including dishwasher, electric under oven with ceramic hob and concealed cupboard housing for washing machine. Oil fired Aga, exposed beams and stone flag floor.

Sitting room – stunning principal reception room, double height with high exposed cathedral ceiling with rooflights, corner raised fireplace with stone hearth and oak over mantle with a town and country multi-fuel stove. There is a delightful outlook into the central courtyard from the side facing windows. Oak flooring. Mezzanine reception space over with exposed stonework and timber beams and glazed side door leading to an early stone staircase down to the side courtyard. A wide opening leads through to dining room with flagstone flooring. Glazed French doors opening through to:

Conservatory/garden room, double glazed windows, stone flag flooring, French doors and aspect out into the main courtyard and gardens. Inner lower hallway area with separate cloaks and W.C.

Utility/boot room, Worcester boiler providing central heating and hot water.

Short staircase rises to the upper level with a further entrance door.

Galleried snug/sitting room with an open stone chimneypiece with cast iron grate with a stone mantle over. Inner hallway/landing area leading through to the bedroom wing with useful linen storage space. Master bedroom 1 with an aspect over the courtyard and garden area and a glazed French door with access to stone steps leading down to the courtyard area. Bedroom 2 overlooking the courtyard garden area. Bedroom 3 with built-in wardrobe, access to roof space. Family bathroom with a freestanding cast iron bath, high level period style W.C and wash hand basin, partly panelled walls. Shower room with a walk-in double shower cubicle, built in cabinets with integrated low suite W.C and wide vanity wash basin with cupboards and shelving above. Fully tiled with underfloor heating and heated towel rail.

## OUTSIDE

Detached stone store/workshop with light and power. Double integral garaging with light and power. The property enjoys a quiet position to the edge of the village with gated access to gravelled courtyard and main enclosed garden area with lawn and mature raised planting areas incorporating a raised terrace area with a pond and a side landscaped rock garden area with a cascade water feature.



# FLOORPLANS

Main House gross internal area = 2,237 sq ft / 208 sq m

Garage gross internal area = 222 sq ft / 21 sq m

Outbuilding gross internal area = 70 sq ft / 6 sq m



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The position & size of doors, windows, appliances and other features are approximate only.

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## GENERAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, oil fired central heating, drainage and water are connected to the property.

**Viewing:** Strictly by appointment with Savills.



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