



Sayers Barn Church Lane, Brailsford Ashbourne DE6 3BX

welcome to

Sayers Barn Church Lane, Brailsford Ashbourne

Three-bedroom barn conversion set along a quiet lane, the property provides an ideal base for those seeking rural living with quick access to Ashbourne, Derby, and the Peak District. Its position on Church Lane adds to its appeal, offering a sense of privacy while being well connected to the village



Cloakroom/Wc

This well appointed cloakroom features a WC and hand wash basin, creating a practical and inviting space for guests. A storage radiator, down lighting and hard wood flooring. Thoughtfully designed, the room offers comfort and efficiency.

Lounge

29' 2" x 14' 1" (8.89m x 4.29m)

A bright and welcoming lounge enjoying timber framed, double glazed windows to two sides and patio doors on a third side that flood the room with natural light throughout the day. A charming multi-fuel stove forms an attractive focal point, offering warmth and character. The space is finished with soft carpeted flooring, creating a comfortable and inviting setting ideal for relaxation and entertaining.

Dining Area

14' 10" x 12' 9" (4.52m x 3.89m)

A bright open-plan kitchen and dining area with polished limestone flooring throughout. Wide patio doors open onto the rear garden, filling the space with natural light and creating an effortless indoor-outdoor flow. Stylish, spacious, and ideal for both everyday living and entertaining.

Kitchen

16' x 13' 4" (4.88m x 4.06m)

This beautifully crafted kitchen combines traditional charm with high quality modern appliances. A statement AGA sits proudly at the heart of the room, Alongside it, a premium Neff double oven. The space is finished with luxurious polished limestone flooring, adding a refined, natural texture that enhances the sense of quality while remaining practical and durable for everyday use. Timber framed, double glazed windows to the rear with views of the garden and allow natural light to pour in throughout the day, creating a bright, uplifting environment. The overall layout offers ample room for food preparation, dining, and socialising, making this kitchen both highly functional and visually impressive.

Utility Room

9' 6" x 5' 10" (2.90m x 1.78m)

A well organised utility room offering dedicated space for a washing machine, making everyday household tasks convenient and efficient. The room provides practical storage options and a functional layout, ideal for managing laundry and keeping the main living areas clutter free. Continuing from the kitchen is the luxurious polished limestone flooring.

Bedroom One

29' 10" x 11' 10" (9.09m x 3.61m)

A striking bedroom one filled with exceptional natural light thanks to seven skylights positioned to create an airy, uplifting atmosphere throughout the day. The room benefits from a generous walk-in wardrobe, offering excellent storage and a sense of luxury, wall lights and carpeted flooring. Spacious and beautifully illuminated this bedroom provides an impressive retreat within the home.

Ensuite

A well appointed en-suite featuring a modern bath, a separate shower for added convenience, and a contemporary WC. The layout offers both practicality and comfort, with a sky light creating a bright and inviting space ideal for everyday use.

Bedroom Two

17' 8" x 11' 9" (5.38m x 3.58m)

A spacious ground floor double bedroom featuring stylish hardwood flooring and excellent natural light from dual aspect windows to the front and side. Finished with contemporary wall lighting, this bright and versatile room offers generous proportions ideal room for a variety of uses.

Wet Room

13' 11" x 11' 9" (4.24m x 3.58m)

Ground floor wet room featuring modern tiled flooring and a sleek, open shower area fitted with contemporary chrome fixtures. The space includes a practical WC and a neatly positioned hand wash basin, creating a clean, functional layout ideal for everyday use or guest accommodation. Finished in a

smart, low maintenance design, this wet room offers both convenience and a modern aesthetic.

Bedroom Three

A bright third bedroom featuring soft carpeted flooring and excellent natural light from four large rear facing windows. The room includes practical built in storage, contemporary wall lights, and an attractive internal window above the door that enhances light flow. A versatile and inviting space ideal for family, guests, or home working.

Bathroom

A well appointed bathroom featuring a modern WC, a full size bath, and a second WC for added convenience. The layout offers practicality and comfort, with clean lines and a bright, functional feel ideal for family use or guest accommodation.

Exterior/Garden.

Large plot with front garden with a gravelled driveway and a grassed area with trees has a really inviting, structured feel - the kind of layout that balances neatness with natural charm.

To the rear of the property is a garden with a patio and a wide grassed area overlooking rural views has that effortless blend of comfort and openness



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Sayers Barn Church Lane, Brailsford Ashbourne

- Delightful rural views.
- Large plot with open space.
- Open plan living.
- Three spacious bedrooms.
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Tenure: Freehold EPC Rating: C
Council Tax Band: F

offers in the region of
£700,000



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Property Ref:
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