



Orchard Barn, School Lane, Rolleston on Dove, DE13 9AQ

Set within the desirable village of Rolleston on Dove is Orchard Barn, a beautifully presented detached barn conversion home benefitting from spacious and upgraded interiors, five bedrooms and a generous plot. Showcasing a wealth of character throughout, this individual home offers versatile living accommodation which has been updated to include a refitted kitchen, the addition of a stunning garden room, a refitted en suite and immaculate redecoration throughout. The interiors comprise briefly galleried reception hall, sitting room with inglenook fireplace, open plan dining kitchen, family room, cloakroom and study to the ground floor, with five bedrooms (three doubles) off the first floor landing serviced by a master en suite and

dressing room and a family bathroom. There is also a useful laundry room to the first floor. Outside, the property benefits from ample parking, a double garage and landscaped gardens. Orchard Barn is serviced by mains gas central heating and wooden framed double glazed windows and lies within a Conservation area in the heart of this sought after village.

Rolleston on Dove offers an excellent range of amenities within walking distance of the property to include popular pubs the Spread Eagle and Jinnie Inn, St Mary's church, a Co-op, butchers, cricket club and post office. A bus runs from the village to independent schools including Derby High School and

Denstone and the property lies within the catchment for John of Rolleston Primary which feeds into De Ferrers Academy. The recently opened John Taylor Free School is also within easy reach. Further amenities are available within the historical village of Tutbury, home to a medieval Castle, an array of cafes and country pubs, an opticians, dentists and a general store and the village is well placed for commuter travel along the A38 and A50 to local areas such as Derby, Birmingham and Nottingham. Rail travel is readily available from nearby Hatton (direct to Derby) and Burton (direct to Birmingham) and the International airports of East Midlands and Birmingham are also both within an easy drive.

- Detached Character Barn Conversion
- Beautifully Presented Interiors
- Stunning Galleried Reception Hall
- Spacious Sitting Room
- Open Plan Refitted Kitchen
- Dining Area & Family Room
- Laundry Room, Study & Cloakroom
- Master Suite with Dressing Room
- Refitted En Suite Bathroom
- Four Further Bedrooms
- Upgraded Family Bathroom
- Galleried Landing & Laundry Room
- Double Garage & Ample Parking
- Generous & Private Gardens
- Sought After Village Location
- Well Placed for Schools, Amenities & Commuter Routes



An oak framed porch leads to the front door which opens into:

Galleried Reception Hall 4.86 x 3.38m (approx. 15'11 x 11'1)

A stunning reception to this individual home, having double height ceilings, exposed beams, brickwork and tiled flooring. Stairs rise to the first floor and there is a fitted cupboard housing the water cylinder

Inner Hall 4.91 x 2.05m (approx. 16'1 x 6'8)

With another gallery to the first floor landing above, wooden flooring, exposed beams and a door into the **Kitchen**. There is a large fitted storage cupboard and steps lead down into:

Sitting Room 5.51 x 4.9m (approx. 18'0 x 16'0)

A beautifully presented reception room having exposed beams and brickwork, a window to the side, double doors out to the gardens and a feature inglenook fireplace with wood burning stove set to tiled hearth

Open Plan Dining Kitchen 6.0 x 5.04m (approx. 19'8 x 16'6)

A most impressive open plan space having been refitted and remodelled by the current vendors. The kitchen comprises a range of grey wall and base units with Butcher block worktops over, housing a double Belfast sink and an integral dishwasher. There are spaces for a range cooker and American fridge freezer and a central island provides further workspace, storage and a breakfast bar. A door opens to the front aspect and the kitchen has tiled flooring and underfloor heating which extends into a spacious **Dining Area**. The kitchen leads open plan style into:

Family Room 4.5 x 3.92m (approx. 14'9 x 12'10)

A stunning addition made by the current vendors, having windows to two sides, double doors out to the gardens and tiled flooring. Vaulted ceilings and skylights provide plenty of natural light

From the **Reception Hall**, a rear hallway with tiled flooring has doors into the **Double Garage** and:

Study 2.89 x 2.53m (approx. 9'5 x 8'3)

With a window to the front aspect

Cloakroom

Fitted with pedestal wash basin and WC, with tiled flooring and an obscured window to the rear





Stairs rise to the **Galleried Landing**, having a wealth of exposed beams and brickwork, windows to two sides, a skylight and doors opening into:

Master Suite 6.01, 3.56 x 5.11m (approx. 19'8, 11'8 x 16'9)

A spacious principal bedroom having window to the side, exposed beams and a sliding door into:

Dressing Room 3.05 x 2.33m (approx. 10'0 x 7'7)

With a range of fitted shelving and hanging space and a window to the front

En Suite Bathroom 2.72 x 2.22m (approx. 8'10 x 7'3)

Refitted with a traditional suite comprising wash basin set to vanity unit, WC, claw foot bathtub and double shower, with tiled splash backs, tiled flooring, chrome heated towel, exposed beams and skylights

Bedroom Two 4.66 x 3.8m (approx. 15'3 x 12'5)

A generous double bedroom having windows to two sides, exposed beams and a large fitted cupboard

Bedroom Three 3.98 x 1.95m (approx. 13'0 x 6'4)

Another double room having window to the front and exposed beams

Bedroom Four 2.95 x 2.12m (approx. 9'8 x 6'11)

With a skylight, exposed beams and a fitted wardrobe

Bedroom Five 2.93 x 2.85m (approx. 9'7 x 9'4)

With exposed beams, a skylight and fitted eaves storage

Bathroom 4.01 x 1.83m (approx. 13'1 x 6'0)

Having been upgraded, the family bathroom comprises wash basin set to vanity unit, WC, claw foot bathtub and double shower, with panelling to splash backs, beams and a skylight

Laundry Room 2.88 x 2.17m (approx. 9'5 x 7'1)

Housing spaces for a washing machine and tumble dryer and has a window to the front



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	80







Outside

From School Lane, gated access opens into a generous driveway leading up to the property. There is parking to the fore of the garage and a second parking area lies to the top of the garden. A gate opens into the rear garden and there are entrance doors in to the **Kitchen and Reception Hall** at the front aspect which enjoys a southerly aspect

Double Garage 7.43 x 5.25m (approx. 24'4 x 17'2) – average measurements
 With twin up and over entrance doors, power and lighting

Gardens

A pleasant courtyard garden lies to the front of the property laid to edged borders and foliage. To the

top of the driveway, a pergola opens into the lawns which extend to a generous size and enjoy much privacy. There is a covered terrace providing a pleasant space for outdoor seating and steps flanked with raised brick borders lead down to another paved patio which gives access into the **Family Room**

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.