







**Gracies Barn, Riggs Lane, Marston Montgomery, Derbyshire DE6 2FD**

**A superb four bedroom detached family home immaculately presented throughout which incorporates some of the original barn features including exposed beams and flagstone floor.**

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BENNET SAMWAYS are delighted to offer for sale this superb four bedroom detached family home immaculately presented throughout which incorporates some of the original barn features including exposed beams over doorways and flagstone flooring.

Located in a highly sought after Derbyshire Dales village of Marston Montgomery and convenient commuter location with the A50 less than 10 mins away. Featuring a stunning dual aspect sitting room with log burner, an impressive breakfast kitchen and double detached garage. The gross internal area is 1,350sq.ft.

Interior - Stepping in through the front door into a gorgeous reception hall with flagstone floor immediately sets the tone for this beautiful home. The sitting room is light with dual aspect windows and French doors opening onto the garden. there is also log burning stove. The dining room has been used as a home office with doors opening onto a secluded seating area. The breakfast kitchen is fitted with quality wall and base units with high specification worktops. The kitchen includes a Belfast sink, range gas cooker, plumbing for dishwasher, space for fridge and oak flooring. The utility/boot room off the kitchen with plumbing for washing machine and a fitted guest cloakroom.

On the first floor there is a landing and a impressive sized dual aspect master bedroom with fitted wardrobes and ensuite shower room. There are three further bedrooms and a fitted family bathroom.

Exterior - Approached from a private entrance with a driveway and access to the detached double garage. The garage has an electric automated door and can also be accessed via the tradesman entrance. The garden wraps around three sides of the house and is landscaped with a main lawn, display borders packed with range of herbaceous perennials. A paved patio in the main part and to the rear is a sheltered secluded area with second patio.

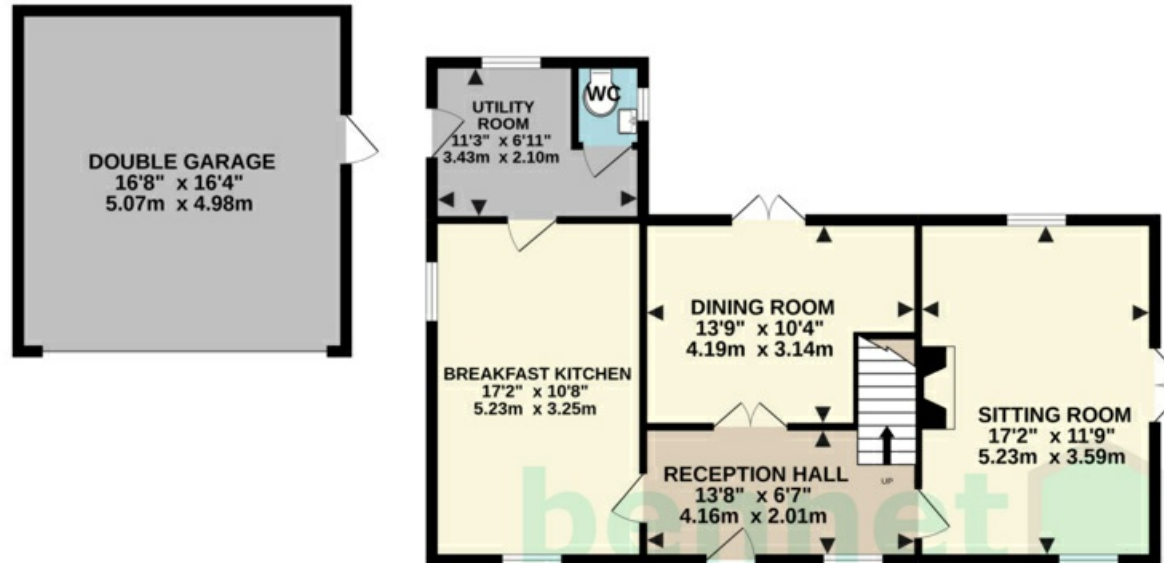
Locality - Marston Montgomery is a beautiful quaint village in a quiet corner of the Derbyshire Dales, located 7 miles from Ashbourne and 15 miles from Derby. Also convenient for A50/ M6/ M1 Commuting Network. Within the village there is Marston Montgomery Primary School, brand new village hall, a pub in the heart of the village known as 'The Crown Inn' and the Church of Saint Giles dates back to Norman times. There is lovely selection of varying styles of architecture surrounded by glorious countryside. Within a few miles there are excellent private schools with Abbotsholme School, Denstone College and the JCB Academy. Marston Montgomery is also within the catchment area of Queen Elizabeth Grammar School (QEGS) in Ashbourne. Golf is available in Ashbourne and Uttoxeter - the new Championship standard JCB Golf Course is close by, as is the Uttoxeter Race Course. As well as the world famous Peak District just around the corner.

Owner's perspective - It's no overstatement to say that we love this house. From the physical layout and aesthetics of the house itself, to opening the door and seeing the gateway to the Peak District on our doorstep it ticks so many boxes. We have found the peace, quiet, fresh air and tranquility of Marston Montgomery a great leveller for the stresses of the daily grind, but with the nearby towns and transport links it doesn't feel too remote. Being on either the M1 or M6 in half an hour, or alternatively being in the deepest Derbyshire Dales countryside on your bike in minutes offers great balance. Or, none of the above and take a 1 minute stroll to enjoy the welcome and village atmosphere of the Crown Inn!

Agents notes - Council Tax: Derbyshire Dales District Council & Band F

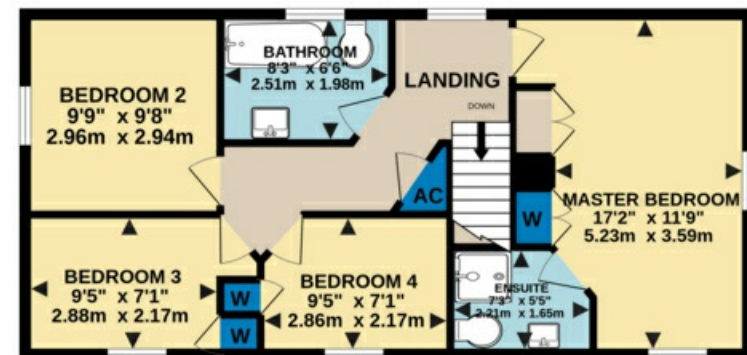
Services: Mains electricity, mains water, mains drainage, oil & broadband internet. The range cooker is from small gas canisters. The private road access is shared Right of Way access. Tenure: Freehold.

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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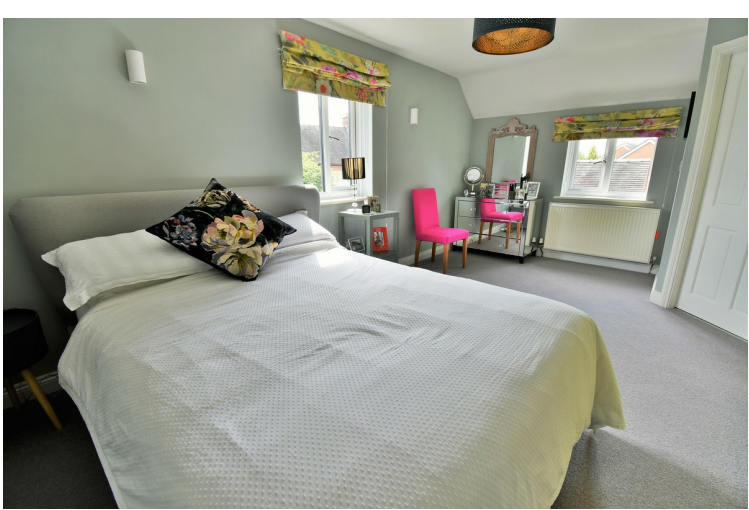
## 1ST FLOOR
















**Disclaimer:**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		



**Nick Samways**

Director

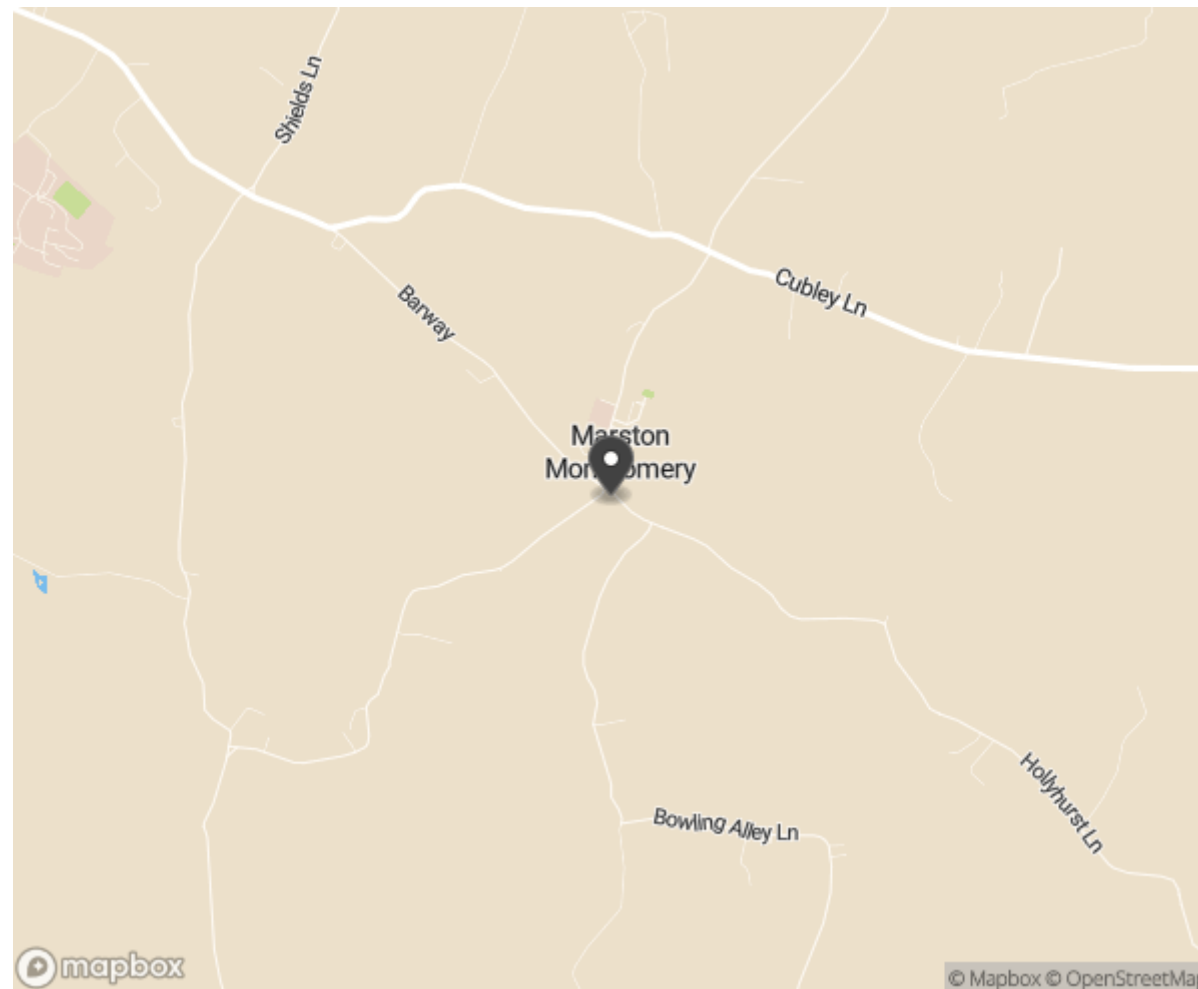
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**Stuart Bennet MNAEA**

Director

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 4
  2
  4
  1350 sq ft