ABODE
SALES & LETTINGS









Bluebell Barn Waldley

Waldley, Nr Ashbourne, DE6 5LP

A truly exceptional 4,600 sq ft barn conversion, offering an idyllic rural lifestyle retreat with an indoor swimming pool, jacuzzi, gym, snooker hall, bar, paddock and stable facilities. Finished to an uncompromising standard, Bluebell Barn combines luxurious living, exceptional leisure facilities and breathtaking south-facing countryside views.

For those seeking additional land, there is also the option to purchase approximately 2.5 acres of adjoining land, providing an exceptional opportunity for equestrian use, grazing, recreational pursuits or simply to further enhance the property's rural setting. The additional land is available by separate negotiation and is not included within the main property offering.

Finished to an uncompromising standard throughout, the property further benefits from a spectacular master suite with private balconies, generous reception and living spaces, a bespoke farmhouse kitchen, vaulted ceilings, exposed timber A-frames and panoramic south-facing countryside views.

Offers Over £995,000

Bluebell Barn Waldley

Waldley, Nr Ashbourne, DE6 5LP

4 3 2 D

Location

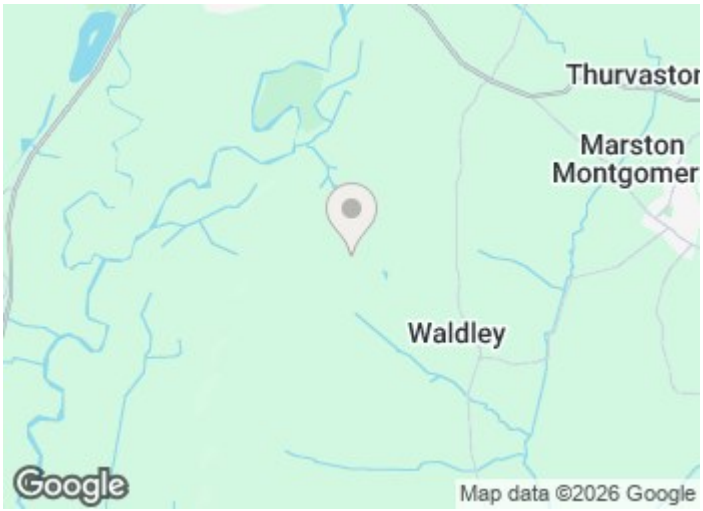
External

Property

AML Disclaimer - Ashbourne/Uttoxeter Office

PIF Disclaimer - General

AML Disclaimer -



Directions


ABODE








ABODE







Floor Plan



Floor 0



Floor 1



Floor 2

Approximate total area(1)

432.68 m²
4657.35 ft²

Balconies and terraces

64.12 m²
690.18 ft²

Reduced headroom

14.34 m²
154.4 ft²

(1) Excluding balconies and terraces

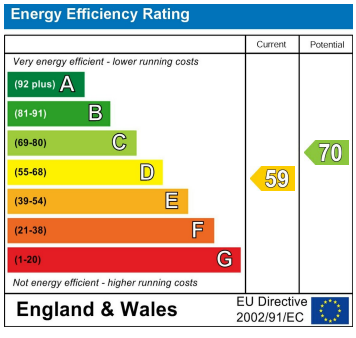
Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Racecourse Chambers Town Meadow Way, Uttoxeter, Staffordshire, ST14 8EW
Tel: 01889 567777 Email: uttoxeter@abodemidlands.co.uk https://www.abodemidlands.co.uk