

The Piggery, Church Broughton

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Offers in excess of
£600,000



This property at a glance:



1



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5



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Watch the video



The Piggery, Church Broughton



Sam says:

"I absolutely adore this barn conversion. It has been incredibly loved by the current owners and has been kept at a very high standard. The views are just to die for and the gardens equally so with a large side garden with a veg patch and a lovely summer house! The back garden is a great place to sit and enjoy the views! Inside the home has a fantastic feel, there is a perfect combination of modern and traditional features. The kitchen diner is a great space, running from front to back of the home. It has plenty of room for a family dining table and benefits from a breakfast bar too! There is a brick archway through to a lovely lounge with a log burner and doors out onto the patio area of the garden! The main hallway took my breath away, the sweeping staircase goes both ways at the top, one way goes up to open mezzanine which is a beautiful space, the current owners use it as a reception room but can also be a bedroom, the other side goes up to the main bedroom which has fitted wardrobes and an en-suite with a free standing bath, shower, wash basin and WC. Downstairs there are two further double bedrooms, one having a large en-suite shower room and fitted wardrobes and a family bathroom. The home also benefits from a utility room and a downstairs WC. This property is just fantastic and anyone would be lucky to live there!"



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Did you spot...

The private driveway leading into the beautiful garden?



A message from the seller:

"When we first became aware of the conversions here, we took a bike ride out from Etwell to look at their position and construction. We decided then we would really like to own one. Several years later, The Piggery, which was the one we really liked, became available for sale, we could finally afford it and it ticked all the key boxes: modern living yet character, out of the way yet easily accessible to our work/interests, an interior and exterior which are both capable of feeling intimate but also spacious, plus all the other boxes you create in your mind. Did it fulfil, yes, and although it might have been better if it could have been longer, it was a move we shall always be grateful we made. Sadly we need to try and move on."

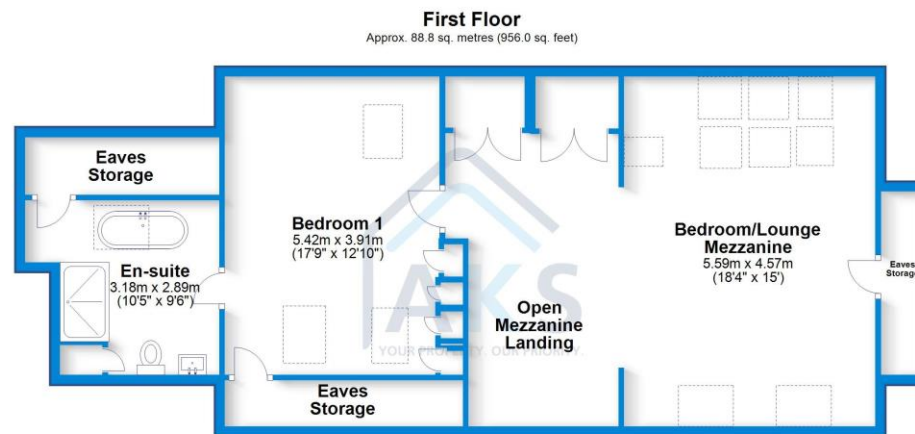
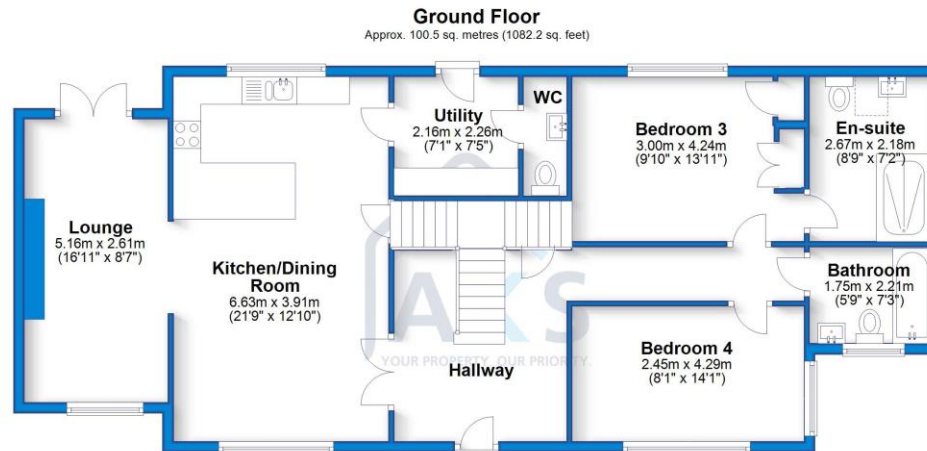




Floor Plan



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Total area: approx. 189.4 sq. metres (2038.2 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		80
(81-91) B		
(69-80) C	60	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



200+ 5 star Google Reviews



Key Features:

- BARN CONVERSION
- BEAUTIFUL VIEWS
- MEZZANINE BEDROOM/RECEPTION ROOM
- RURAL LOCATION
- EPC RATING C
- DOUBLE GARAGE AND PRIVATE DRIVEWAY
- PARKING FOR SEVERAL CARS



About the area:

Church Broughton is a lovely quaint village in South Derbyshire which is surrounded by farmland. There is a popular pub called The Hollybush in the village which has just won an award for the best Sunday Roast in Derbyshire! There is also a village shop. The neighbouring villages of Hatton, Hilton and Etwall have all the amenities including shops, hairdressers, a choice of pubs and major road links including the A38 and A50 and Etwall having a leisure centre with a swimming pool. Church Broughton also has a Golf and Tennis Club for local leisure activities. There is also Church Broughton C of E Primary School located in the village.



Schools:

There is a small primary school in Church Broughton and leads through to John Port Spencer Academy in Etwall.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call
01332 30 30 30

Click [here](#) to watch the property video

