

Bay Tree Barn, Norris Hill Farm Blackfordby Lane

In Excess of £650,000



Bay Tree Barn

Norris Hill Farm Blackfordby Lane,
Swadlincote

Presented to an impeccable standard, this remarkable four-bedroom, four-bathroom barn conversion combines timeless character with contemporary luxury. Nestled on the edge of the picturesque village of Blackfordby and within easy reach of the historic market town of Ashby-de-la-Zouch, the property enjoys sweeping views across unspoilt open countryside — a truly idyllic setting.

Originally converted in 2019 by the esteemed Charnwood Houses Ltd, and designed under the expert guidance of David Granger Architectural Design, this residence showcases an exemplary blend of modern design and original architectural features. Soaring vaulted ceilings, exposed beams, and an abundance of natural light create a spacious, airy atmosphere throughout.

The accommodation, arranged over two thoughtfully planned levels and benefiting from gas central heating and double glazing, briefly comprises: an inviting entrance hall, a private study, a generous sitting room, and an expansive open-plan kitchen/dining/living area — perfect for modern family living and entertaining. A well-appointed utility room supports everyday convenience.

Each of the four double bedrooms features its own en-suite bath or shower room, with two offering walk-in dressing areas and three benefiting from bespoke fitted wardrobes, ensuring both luxury and practicality.

Externally, the property is equally impressive. Two private courtyards provide intimate outdoor spaces, while the substantial rear garden offers an ideal



STREET
Bay Tree Barn, Norris Hill

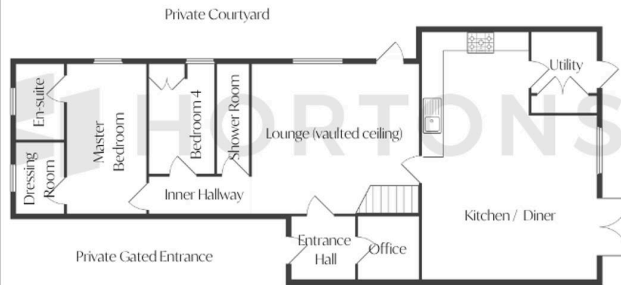
LOCATION
Blackfordby



LISTING AGENT
Charlotte Poulton
07599214969

This floor plan is intended as a guide to layout. Any measurements quoted are approximate. Not to scale.

Ground Floor



STREET
Bay Tree Barn, Norris Hill

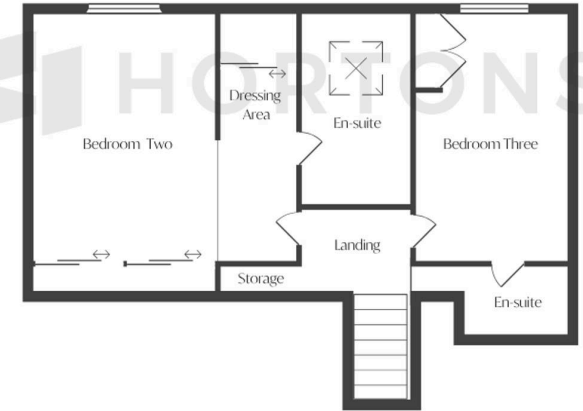
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First Floor



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Garage & Parking

Allocated parking to the front entrance of the barn, garage and ample parking for several cars.





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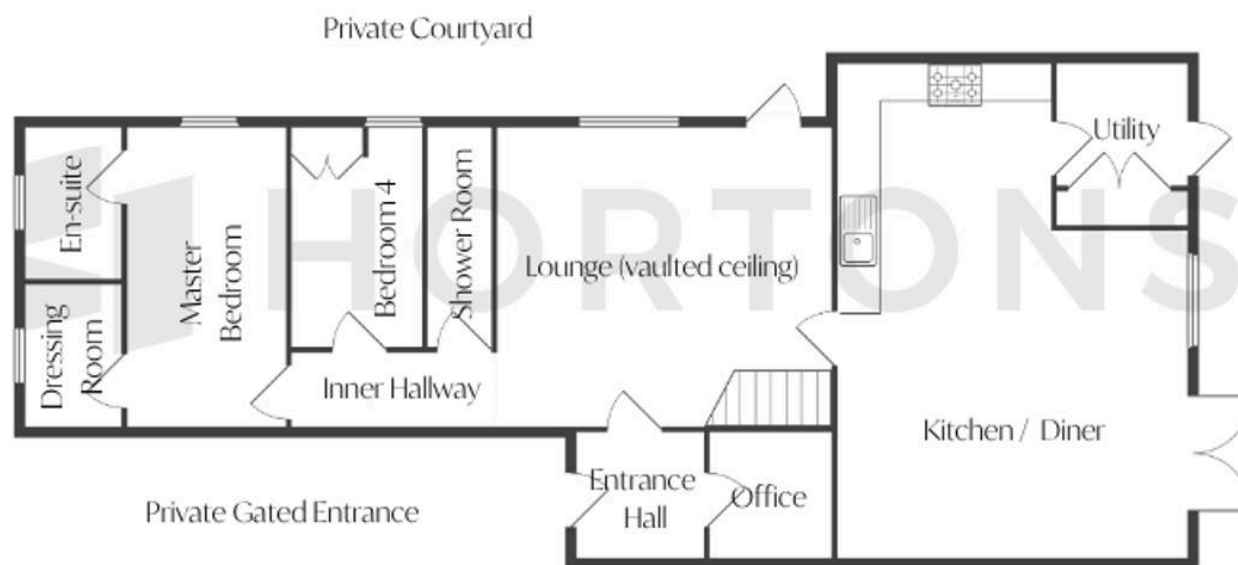
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Ground Floor



Charlotte Poulton - Hortons

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