

## **PROPERTY FOR SALE AT EARTH HEART HOUSING CO-OPERATIVE**

**THE ROOFTOPS, ATLOW MOAT. £250,000**

**Viewing by appointment only**

**contact Anita 01335 372810**

**[murphy.anita0@gmail.com](mailto:murphy.anita0@gmail.com)**

Earth Heart Housing Co-operative consists of 8 privately owned households situated on 21 acres of land in a beautiful Derbyshire valley. The land which consists of riverside pasture, woodland, orchard, allotments, play area and allocated private gardens, is managed by the home owners who are all members and directors of Earth Heart. [for more information see our page in Diggers and Dreamers or our website <https://www.earthheartcoop.co.uk/>]

The Rooftops – is a 3-bedroomed apartment at the top of the grade 2 listed building farmhouse which was divided to form 3 separate dwellings in 2003. The other 5 dwellings were converted from the adjacent L-shaped range of farm buildings, which also includes a large communal barn.

The Rooftops is approached from the back of the house, through its allocated private garden, currently managed as a wild life garden with fruit trees and greenhouse, and up an external staircase to a balcony area and entrance door.



Staircase to entrance door and view from balcony.

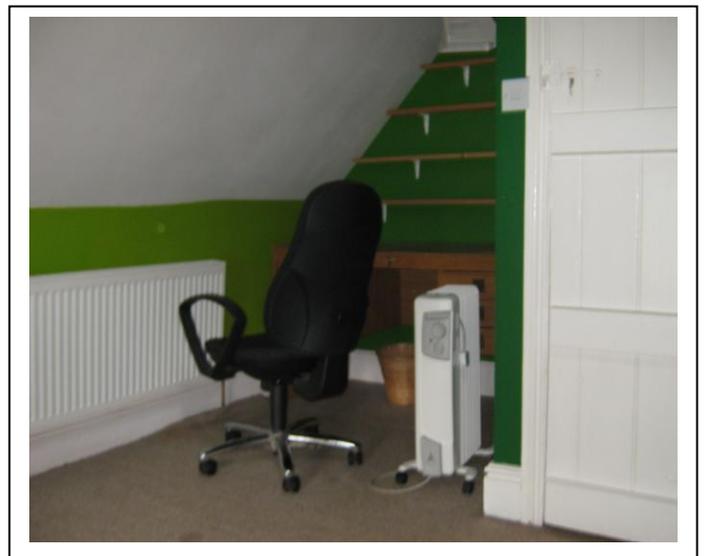
The first room on the left is bedroom 3 [3.30m x 2.70m] the window is east facing and has lovely views over the courtyard and front fields. It has a partly sloping wood cladded ceiling and access to loft storage above.



Next room on the left is the bathroom with bath, WC and wash basin, and access hatch into loft storage area.

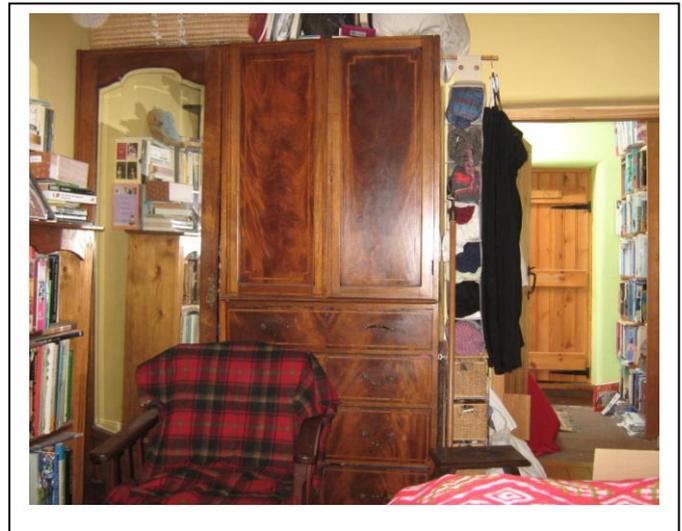
The door on the right leads to second WC with wash basin.

The hall then continues up a few steps to bedroom 2 [4.30m x 3.30 plus large desk alcove] the room has an east facing window with lovely views, and a sky light in the pitched roof with exposed beams.

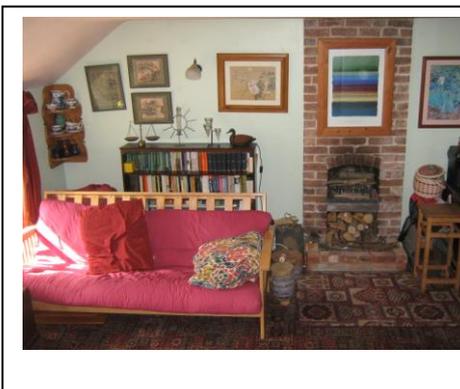


The room on the right of the hall could be used as a study/child's bedroom/therapy room/ dressing room or other [3.10m x 2.10]. It has a large storage cupboard with electric light and a desk. The room has a connecting door to the main bedroom 1, it has a hand wash basin and 2 large skylights , one of which opens on to a flat roof area as a fire exit for the apartment.

Bedroom 1 [4.50 mx 4.30] has a pitched roof with 2 skylights and exposed beams. As well as connecting to the study/bedroom it has a door opening down a level into the living room/ kitchen.



The Living room/kitchen [6.40m x 4.40] has a 2<sup>nd</sup> large loft space above. The sitting area has windows overlooking a side garden with soft fruit. There is an open fireplace between the sitting and dining area which is beside the L-shaped kitchen space. From there the room leads down and then up some steps past old mullioned windows back into the entrance hall and the entrance door.



The property is heated throughout by a communal wood pellet boiler sited in the old cartshed.