





A truly unique and exceptional Grade II listed Georgian townhouse set in the heart of Tutbury's conservation area, offering over 2,900 sq. ft. of elegant and beautifully presented accommodation. This five-bedroom home is spread across three storeys and boasts an array of luxury features, including four en-suite bathrooms, a private rear driveway with detached double garage, and a lovely low-maintenance garden with a patio area perfect for seating. Rare to the market and ideally located, this is an outstanding family home offering comfort and grandeur in equal measure.




ABODE
SALES & LETTINGS

Accommodation

Ground Floor

Upon entering the property, you are greeted by a welcoming entrance hall, leading into three beautifully proportioned reception rooms, each offering a versatile living space for family gatherings and quiet relaxation. The rear of the ground floor hosts an impressive open-plan kitchen diner, ideal for contemporary living and entertaining. A separate utility room offers practical storage and space for additional appliances, making this a highly functional home.

A door off the hallway leads to a large three roomed cellar with original brick arched ceilings and stone thralls.

First Floor

The first-floor is a magnificent space, featuring a generous main bedroom, a private gym, and a dressing room that could also be utilised as the fifth bedroom. The master suite is completed with an en-suite bathroom, which is beautifully designed and presented, offering both luxury and comfort. The first-floor landing is spacious and open-plan, providing a bright and airy atmosphere. Leading from the landing, you'll find bedroom two, which also benefits from its own en-suite. This room is beautifully presented with a newly refurbished en-suite bathroom, adding to the home's appeal.

Second Floor

The second floor has been fully refurbished and now hosts two further double bedrooms, each featuring their own en-suite bathroom. These rooms offer comfortable, private spaces ideal for family or



guests, with the highest standard of presentation throughout.

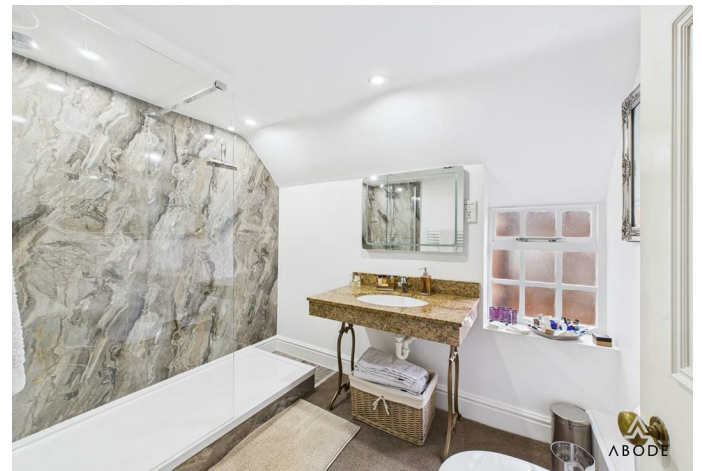
Outside

Externally, the property is accessed via a private rear driveway, complete with automated wrought-iron gates, leading to a detached double garage providing ample space for parking and storage. The low-maintenance garden at the rear features a patio area, perfect for outdoor seating and enjoying the peaceful surroundings.



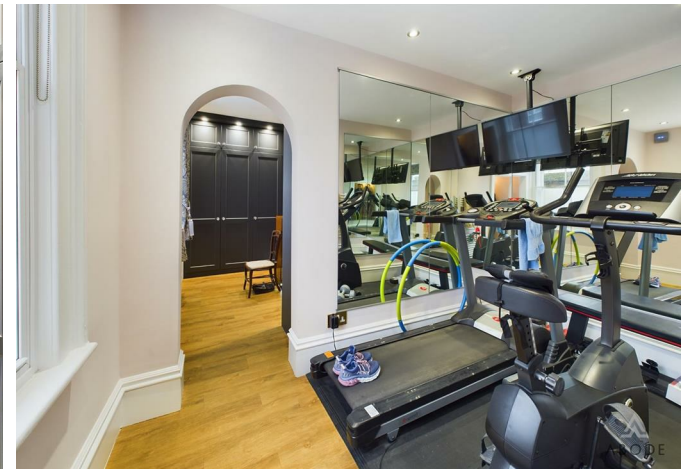
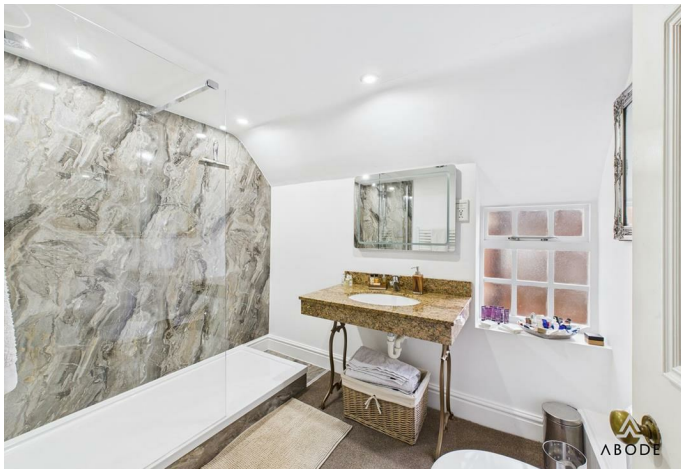














Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area¹⁾

247.9 m²

2668.38 ft²

(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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