





Occupying a generous plot with far-reaching views towards Tutbury Castle, this uniquely configured four-bedroom residence offers an exceptional level of space and flexibility, having been formerly two separate homes now thoughtfully merged into one substantial family property.

The accommodation spans two floors and includes four reception rooms, two kitchens, two bathrooms, and two staircases—making it ideal for multigenerational living, home working, or creating separate living zones for extended families. The ground floor features multiple lounges, a conservatory, a utility room, a pantry, and a lean-to conservatory, while the upper floors provide four well-proportioned bedrooms and two family bathrooms.

Outside, the property enjoys a large rear garden—perfect for entertaining, relaxing, or gardening—all with open countryside views, including scenic sightlines to the historic Tutbury Castle.

A rare opportunity to acquire a highly adaptable home in a sought-after location, offering extensive accommodation and a wealth of possibilities for its next owners.



Offered for sale with no upward and vacant possession.


ABODE
 SALES & LETTINGS

Hallway

Accessed via a UPVC double-glazed front door, the hallway features a staircase rising to the first-floor landing, a consumer unit, a central heating radiator, a smoke alarm, and internal doors leading to:

Lounge One

A well-proportioned reception room with a UPVC double-glazed window to the rear elevation, a central heating radiator, a focal point electric fireplace, and a useful under-stairs storage cupboard. An internal door provides access to:

Lounge Two

A well-sized room with a UPVC double-glazed window to the rear elevation, a focal point open fireplace, a useful under-stairs storage cupboard, a doorbell chime, and a smoke alarm. An internal door leads to:

Kitchen

Featuring two UPVC double-glazed windows to the rear and side elevations, the kitchen is fitted with a range of matching base and eye-level storage cupboards and drawers with roll-top preparation work surfaces and tiled splashbacks. Integrated appliances include a one-and-a-half stainless steel sink and drainer with a mixer tap, a freestanding gas hob and oven, with additional space and plumbing for under-counter white goods. A central heating radiator is also present, along with an internal PVC door leading to:



Conservatory

A bright and airy space with UPVC double-glazed windows to the side and rear elevations, complemented by a set of UPVC double-glazed French doors providing access to the exterior.

Hallway

Accessed via a UPVC double-glazed front door, the hallway features a staircase rising to the first-floor landing, an electric storage heater, a smoke alarm, and internal doors leading to:







Lounge Three

A welcoming reception room with a UPVC double-glazed window to the front elevation, a central heating radiator, a focal point electric fireplace with a timber Adam-style surround, and a TV aerial point.

Lounge Four

Featuring a UPVC double-glazed window to the front elevation, a focal point open fireplace, a TV aerial point, and housing for the gas meter.

Utility Room

Featuring a sash-glazed window to the rear elevation, with space for white goods and appliances. An internal door leads to:

Lean-to Conservatory

With glazing to all elevations and a sliding door providing access to the exterior.

Pantry

A practical storage space with a glazed window to the side elevation and a range of shelving throughout.

Landing

Providing access to loft space via a glass loft hatch, with internal doors leading to:

Bedroom One

A spacious double bedroom with two UPVC double-glazed windows to the front elevation, a range of built-in fitted wardrobes with hanging rails, a feature fireplace, and a central heating radiator.

Bedroom Two

A well-proportioned room featuring a UPVC double-glazed window to the rear elevation, a central heating radiator, and a feature fireplace.



Bathroom

Comprising a three-piece suite including a low-level WC, a wash hand basin, and a bath unit with tiled wall coverings, a glass screen, and an electric shower over. Additional features include a UPVC double-glazed frosted glass window to the rear elevation, a central heating radiator, a feature fireplace, and an immersion water heater housed within a range of built-in storage cupboards.

Landing

Providing access to loft space via a glass loft hatch, with a smoke alarm and internal doors leading to:

Bedroom Three

A spacious bedroom with two UPVC double-glazed windows to the front elevation and a feature fireplace.

Bedroom Four

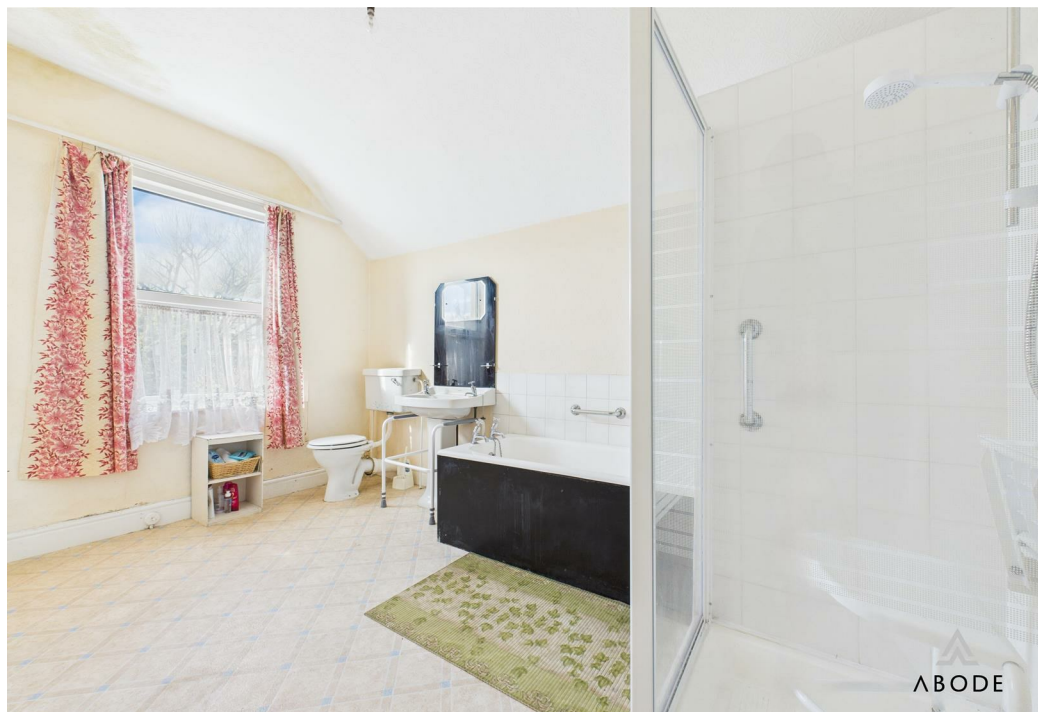
A well-sized bedroom with a UPVC double-glazed window to the rear elevation and a feature fireplace.

Bathroom Two

Comprising a four-piece suite, including a low-level WC, a wash hand basin, a bath unit with tiled surrounds, and a shower cubicle with an electric shower. Additional features include a UPVC double-glazed frosted glass window to the rear elevation and a fan heater.





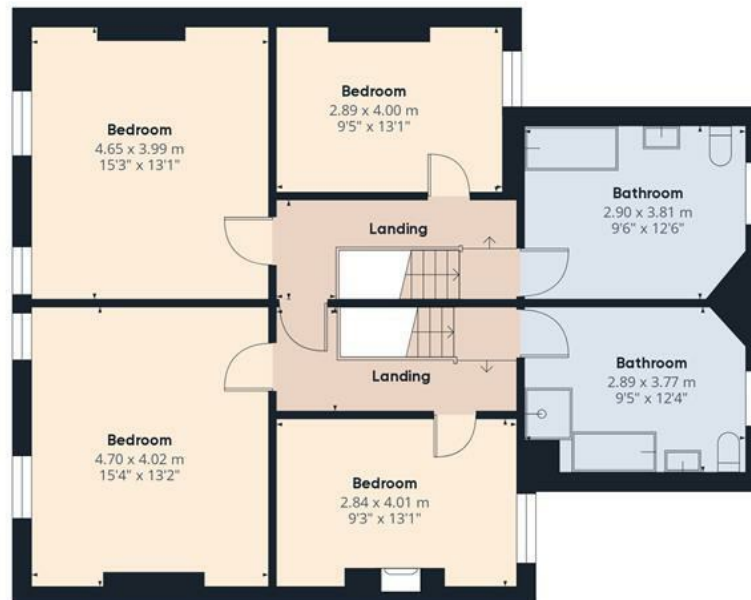








Floor 0



Floor 1

Approximate total area⁽¹⁾

195.01 m²

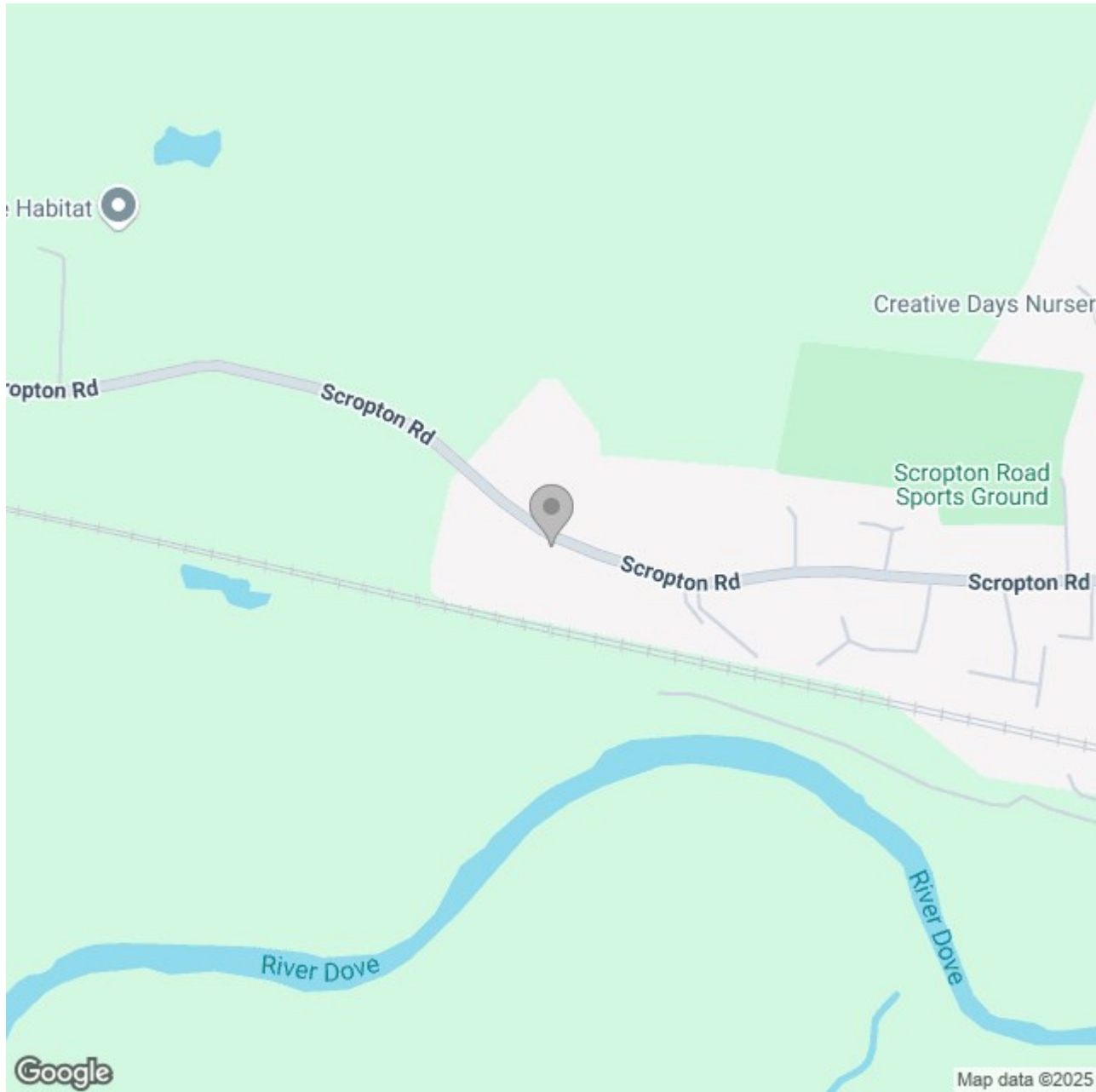
2099.07 ft²

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC