





Five-Bedroom Detached Home with Extensive Outbuildings and Landscaped Grounds

Nestled in the heart of the historic and highly sought-after village of Sudbury, Rectory Cottage is a truly exceptional five-bedroom detached home dating back to the early 19th century. This beautifully renovated character residence offers spacious, flexible accommodation arranged over three floors, extending to circa 3000 sq.ft., with a substantial detached two-storey outbuilding providing an additional 1,045 sq.ft. of potential auxiliary accommodation.

Set behind solid timber gates, the property is approached via a resin bond driveway offering ample off-road parking and access to two separate garages—one of which includes a first-floor room, ideal for conversion to a home office or studio (subject to the necessary consents). The landscaped gardens are equally impressive, with a south-facing rear aspect, crinkle crinkle brick walls, and a private, tranquil setting ideal for entertaining or relaxing.

Viewing by appointment only.




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Location

Sudbury is a picturesque, historic village known for its community charm and close ties to Sudbury Hall (National Trust), to which residents enjoy free access. The village offers excellent local amenities including a pub, butcher, doctor's surgery, and primary school. It is well connected via the A50, A38, M42, and M1, with easy access to Derby, Ashbourne, Uttoxeter, Nottingham, and Leicester. East Midlands Airport and national rail links are also within reach. The area is rich in leisure opportunities, with sailing clubs, Donington Park, and the Peak District all nearby. Renowned independent schools such as Repton, Denstone College, and Derby Grammar School are also easily accessible.

Reception Hallway

A solid timber front door opens into a broad and welcoming hallway with stairs rising to the first floor. The hall provides access to the principal reception rooms and includes two seating or study areas midway along its length. Further doors lead to the cloakroom and utility/pantry.

Guest Cloakroom

Elegantly appointed with inset wash hand basin and low-level WC, complemented by bespoke tiling, a feature mirror wall, a glazed front-facing window, spotlighting, and a central heating radiator.

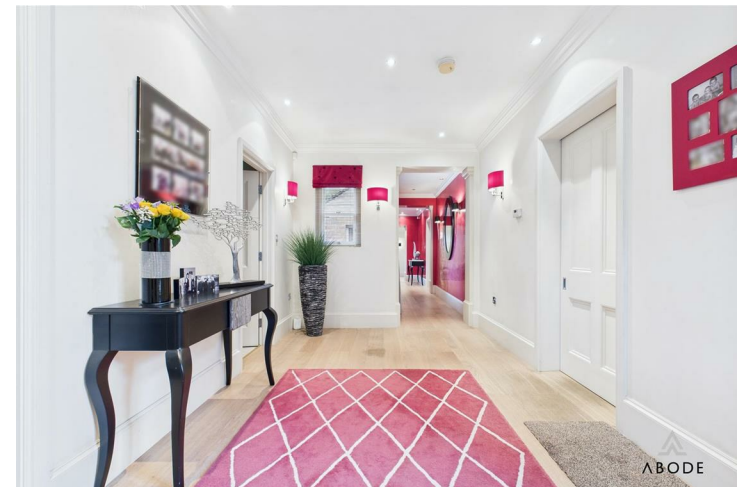
Utility Room

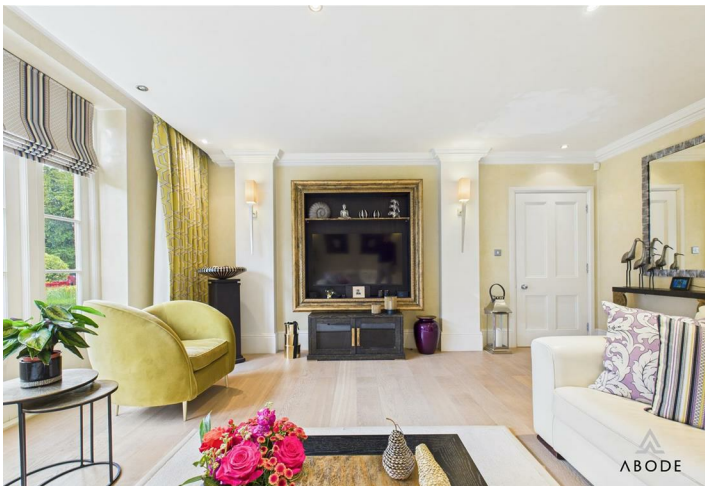
Fitted with work surfaces and plumbing for laundry appliances. This space also houses the oil-fired central heating boiler and offers useful storage.



Kitchen/Diner

A stylish and spacious Italian kitchen fitted with an extensive range of wall and base units, complemented by full integral appliances including a tall wine fridge, dishwasher, twin ovens, and a five-ring hob—designed with both form and function in mind.







Lounge

This bright and welcoming room features a large window and glazed French doors opening directly onto the rear courtyard, allowing abundant natural light and a seamless flow between indoor and outdoor living.

Dining Room

A generous formal dining space with two full-height windows overlooking the rear courtyard. The room is centred around a striking electric feature fireplace, ideal for entertaining in a refined setting.

First Floor Landing

A dog-leg staircase leads to the second floor, with a window to the front elevation, built-in airing cupboard, smoke alarms, spotlighting, and a loft hatch. Internal doors provide access to the principal first floor bedrooms.

Bedroom One

Located to the rear of the property, this spacious principal bedroom features bespoke built-in wardrobes with hidden doors, spotlighting, coving, a telephone point, and a central heating radiator.

En-suite Bathroom

Luxuriously appointed with a four-piece suite including his-and-hers sinks with base storage, low-level WC, bidet, and a raised bath with waterfall mixer tap and showerhead attachment. Complementary tiling, twin radiators, and ambient LED uplighting enhance the spa-like atmosphere.

Guest Bedroom

A stunning room with two rear-facing windows and a bespoke circular sailor's window to the side, exposed A-frame beamwork, vaulted ceiling with spotlighting, and two central heating radiators.



En-suite Shower Room

Another opulent suite comprising his-and-hers sinks, a low-level WC, bidet, and a walk-in double shower with rainwater showerhead and glass screen. The room features complementary tiling, dual radiators, spotlighting, and a loft hatch for additional storage.

Bedroom Three

Positioned at the front of the home, this versatile room offers two windows, a bespoke radiator, TV aerial point, spotlighting, and coving—ideal as a guest room or child's bedroom.

Second Floor Landing

With a window to the front elevation, built-in cupboard with shelving, and access to the final two bedrooms.

Bedroom Four

A spacious room with two windows overlooking the rear, bespoke fitted wardrobes, spotlighting, coving, a central heating radiator, and double doors leading to:

En-suite

Comprising a floating wash basin, low-level WC, and a double shower cubicle with folding glass screen and rainwater showerhead. Complementary tiling to both floor and walls, a radiator, and spotlighting complete the space.

Bedroom Five

A dual-aspect room with windows to the front and side, ideal as a fifth bedroom or a quiet study/home office. It features spotlighting, coving, telephone point, and a statement vertical radiator.





Annex

A rare and valuable addition, the detached two-storey outbuilding offers endless potential as an independent annex, holiday let, or creative workspace (subject to consents). The ground floor includes a fitted kitchen, entrance hallway, and a spacious former coal store suitable for use as a sitting room. Upstairs, there's a functional bathroom and two substantial rooms perfect for use as additional bedrooms, a games room, or a studio. A useful separate ground floor store is also included.

Garage One

Accessed via wooden stable-style doors, this garage includes a staircase to a first-floor room with excellent conversion potential.

Garage Two

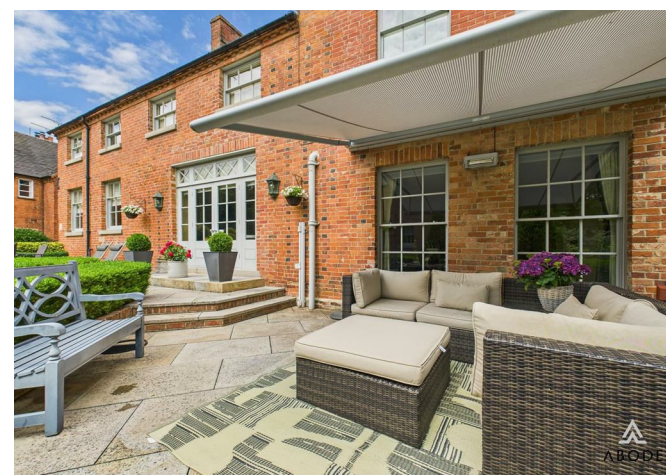
Also accessed by stable-style doors, this garage is ideal for storage or workshop use.

Garden and Grounds

The front garden is neatly landscaped with manicured box hedging, enclosed by wrought iron-railed boundary walls for privacy. The large, south-facing rear garden is a beautifully arranged oasis, with a paved patio, structured beds, mature borders, and lawned sections. The space is enclosed by fascinating crinkle crankle brick walls and further benefits from a brick-built garden store and breeze house, offering perfect spots to unwind.













Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 1 Building 2



Floor 0 Building 3



Floor 1 Building 3



Approximate total area⁽¹⁾

391.7 m²

4216 ft²

Reduced headroom

2.6 m²

28 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

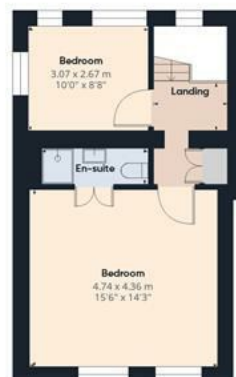
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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

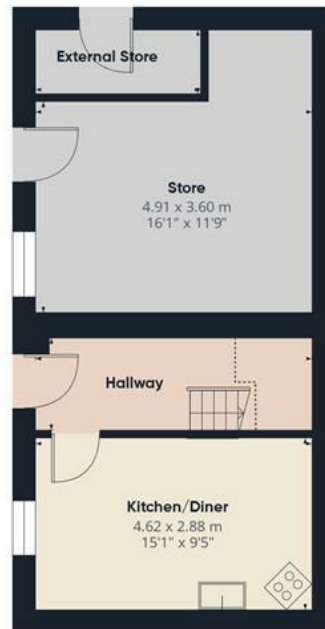
251.3 m²

2704 ft²

(1) Excluding balconies and terraces

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Floor 0 Building 2



Floor 1 Building 2



Approximate total area⁽¹⁾

85.6 m²

922 ft²

Reduced headroom

1.8 m²

20 ft²

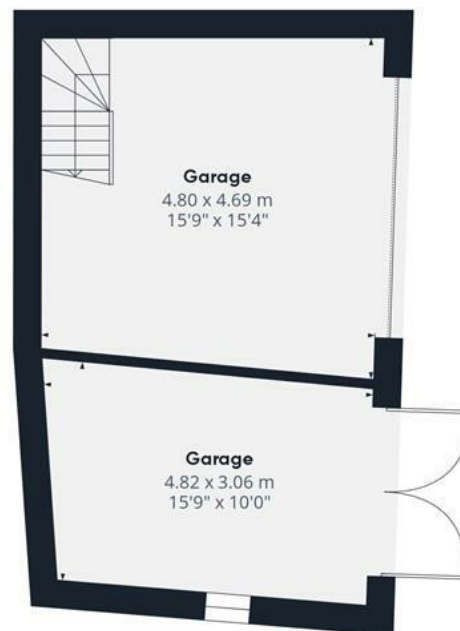
(1) Excluding balconies and terraces

Reduced headroom

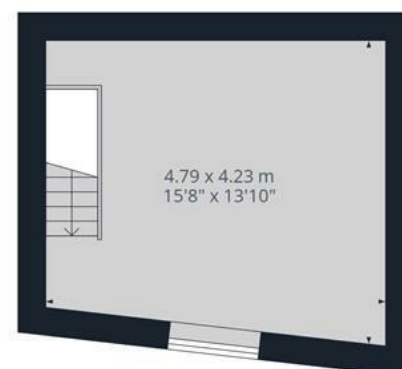
Below 1.5 m/5 ft

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Floor 0 Building 3



Floor 1 Building 3

Approximate total area⁽¹⁾

54.8 m²

590 ft²

Reduced headroom

0.8 m²

8 ft²

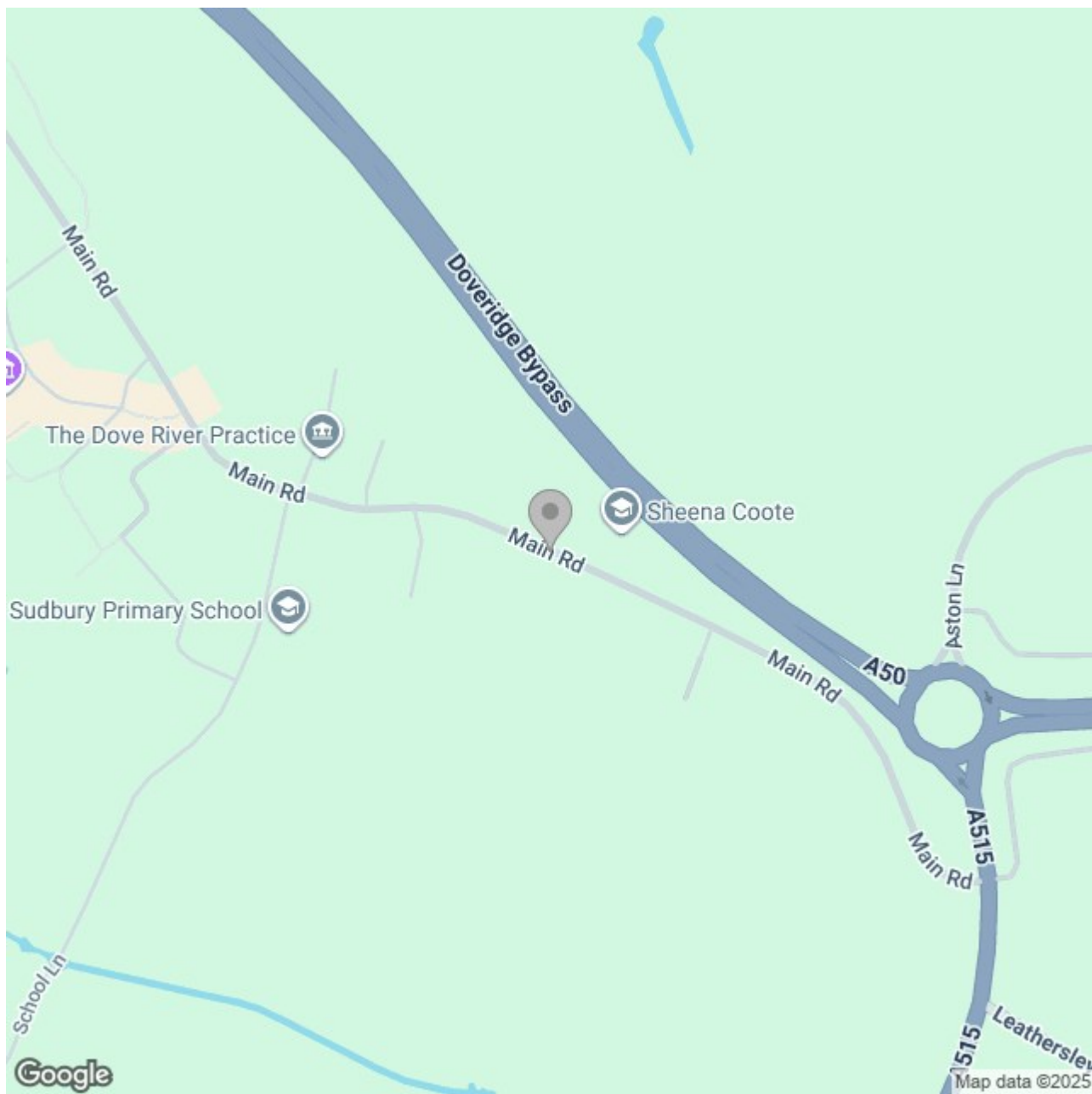
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	