

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Apartment 15, Bretby Hall

Bretby, Burton Upon Trent, Staffordshire DE15 0QG



NO CHAIN - Set in glorious countryside is the magnificent Grade II* listed Bretby Hall and within this impressive historic building is this two bedroom duplex apartment.

- Impressive location • Secure courtyard setting with parking • Located on the second floor
 - Two bedroom duplex apartment
- Generous size lounge • Fitted kitchen • Bedroom with en-suite bathroom • Study/cot room
 - Second floor (within the apartment) bedroom, bathroom and storage area
 - **VIEWING ESSENTIAL** •

Price £180,000



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GENERAL INFORMATION

THE PROPERTY

Offering peace and tranquillity within this historic and prestigious Grade II* listed building is this two-bedroom duplex apartment. Accessed from within the secure courtyard with an entrance serving just two apartments on the second floor, the residence offers period features with shutters to the windows, radiators and high ceilings.

The entrance door opens into a hall with a further door giving access to a spacious lounge. There is a fitted kitchen looking out into the courtyard, a principal bedroom with en-suite bathroom and a study/cot room with period fireplace and a spiral staircase leading to the apartments second floor where a further double bedroom, bathroom and storage area can be found.

Outside, Bretby Hall offers stunning communal grounds which can be enjoyed by the residents. There are two parking spaces, one within the courtyard and a second in the car park.

LOCATION

Bretby Hall is located within a countryside setting yet close to Burton upon Trent, Repton, Derby and Ashby De La Zouch.

ACCOMMODATION

ENTRANCE DOOR SERVING TWO APARTMENTS

With stairs rising to second floor.

SECOND FLOOR ACCOMMODATION

LANDING

With private entrance door to:

HALLWAY

Having radiator, useful storage cupboard, ceiling light point and door to:

LOUNGE 6.02m x 5.15m (19'9" x 16'11")

Having sash windows with shutters, marble fire surround with cast iron inset, fitted units to recess either side. Period style radiators, wall light points, door to bedroom lobby and further door to:

FITTED KITCHEN 1.8m to cupboard fronts x 4.32m (5'11" to cupboard fronts x 14'2")

Fitted with a range of base cupboards and drawer units with matching wall mounted cabinets over. Worktops are inset with a one and a quarter stainless steel sink and side drainer with waste disposal and four ring gas hob with stainless steel extractor hood over and integrated Neff oven beneath. Integrated fridge/freezer, washing machine and slim-line dishwasher. Tiled surrounds, radiator, loft access point, sash window overlooking the courtyard with shutters.

BEDROOM ONE 2.87m x 3.78m (9'5" x 12'5")

With stripped timber flooring, radiator and ceiling light point. Door to bedroom lobby, further door to lounge and wide opening to:

BATHROOM 2.32m to cupboard fronts x 2.88m (7'7" to cupboard fronts x 9'5")

Fitted with a panelled bath with mixer tap/shower attachment over, pedestal wash hand basin and w.c. A range of built-in cupboards providing hanging space and shelving, window overlooking the courtyard with



shutters. Radiator and recess ceiling down-lights.

LOBBY AREA

With built-in storage cupboard, door to bedroom one, door to study/cot room and further door to:

GUEST CLOAKROOM 0.88m x 1.22m (2'11" x 4'0")

Fitted with a w.c and wash hand basin. Extractor fan and recess ceiling down-lights.

STUDY/COT ROOM 2.4m x 3.26m (7'10" x 10'8")

With sash window and shutters, period cast iron fireplace with timber surround, ceiling light point, radiator and a cast iron spiral staircase leading to the third floor.

THIRD FLOOR ACCOMMODATION

LANDING

With window overlooking the roof with shutters, radiator, ceiling light point and door to:

BEDROOM TWO 2.83m x 3.26m (restricted head-height) (9'3" x 10'8" (restricted head-height))

With exposed timbers to ceiling, two Velux style windows, stripped timber floor, radiator, ceiling light point and door to:

STORAGE AREA

With hanging space, Velux style window, access to further storage space and fire escape.

BATHROOM 1.69m x 2.39m (5'7" x 7'10")

Fitted with a panelled bath with mixer tap/shower attachment over and glazed side screen, pedestal wash hand basin and w.c. Tiled surrounds, recess ceiling down-lights and a range of storage cupboards.

OUTSIDE

Bretby Hall offers stunning communal grounds which can be enjoyed by the residents. There are two parking spaces, one within the courtyard and a second in the car park.

TENURE

Our client advises us that the property is leasehold. The current Ground Rent including Buildings Insurance is approximately £890.00 per annum. The current maintenance charges for the Hall and Park is approximately £2,553.00 per annum. Should you proceed with the purchase of this property these details must be verified by your solicitor. There are three management companies: - Bretby Hall Management Co Ltd, Bretby Hall Estate Management Co Ltd, and Bretby Freeholders, which are all made up of the residents of Bretby Hall, Carnarvon Court and Park Row. Homeowners can put their names forward to become Directors.

COUNCIL TAX BAND

South Derbyshire District Council - Band D

DIRECTIONAL NOTES

Travelling from Burton upon Trent head out on the Ashby Road A511 travelling over the Old Trent Bridge. Continue some 2.6 miles and turn left into the drive of Bretby Hall signed posted for Cedar Court Continue along the private driveway until you arrive at the Hall. Please do not use Google navigation as it will take you the wrong way.

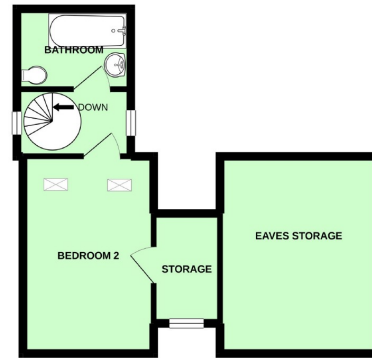
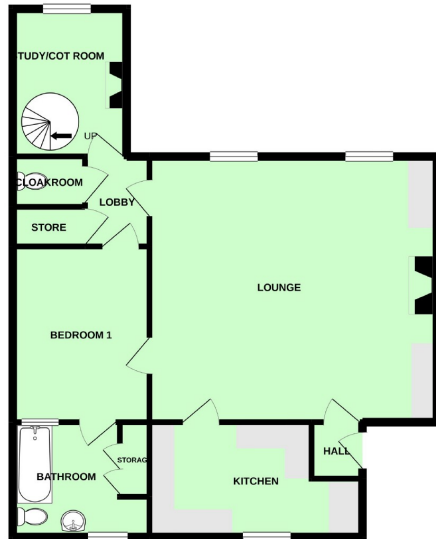
VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW September 2021)/A



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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		42	58
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		36	50
	EU Directive 2002/91/EC		

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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