

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

Carnarvon Tower, Apartment 6 Bretby Hall Bretby, Burton Upon Trent, Staffordshire DE15 0QQ



- Superior duplex apartment on the second and third floor of the South Wing • Sumptuously appointed living accommodation • Magnificent period features throughout • Superb views over open countryside • Impressive communal reception hallway and landing area • Gas central heating • Alarm system • Own independent entrance hallway • Spacious living room • Built-in storage cupboards • Beautifully appointed dining kitchen • First floor landing • Master bedroom • En-suite shower room • Bedroom two • Bedroom three • Five piece white bathroom suite • Secure parking with two allocated spaces within courtyard • Delightful rural setting • Prestigious location

£1,350 Per calendar month



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GENERAL INFORMATION

A well appointed three bedroom duplex apartment, enjoying this delightful setting within the prestigious Bretby Hall, with its superb landscaped garden. A tranquil peaceful setting but with ease of access to Burton Upon Trent and Derby.

The apartment offers well proportioned living accommodation with a host of original charm and character features, with many solid mahogany doors, original shutters to the windows, high ceilings, decorative moulded cornices, deep traditional skirting boards and detailed architraves.

An internal inspection is strongly recommended in order to fully appreciate the quality and proportions offered by this impressive prestigious apartment.

The property comprises, entrance hallway, spacious living room with built-in storage cupboards, impressive views over the open countryside, double opening doors giving access through to a well appointed dining kitchen, with a range of integrated appliances.

The first floor landing leads to three well proportioned bedrooms with master bedroom having an en-suite shower room and a spacious family bathroom, with white five piece suite.

Outside, the property has delightful rural surroundings and idyllic setting which really has to be viewed to be fully appreciated.

Bretby Hall was converted by a private developer into luxury apartments and this property provides a wonderful opportunity to purchase one of the collection of these prestigious homes, with the added interest of a Grade II * listed hall setting.

Bretby Hall is located at the top of a private road flanked by woodland, lakes and open fields. The apartment has two allocated parking spaces within the secure courtyard and there is ample visitor parking to the exterior of the hall. Bretby Hall is also serviced by twenty four hour security CCTV and a secure key fob access to the courtyard and main hall.

LOCATION

Bretby Park lies in a scenic and picturesque setting, within close proximity to Burton Upon Trent, a town providing useful amenities, in the way of leisure and shopping.

The property is also conveniently situated for access to the A38 and the hall is just five miles from the centre of Burton, twelve miles from the commercial city of Derby, less than eight miles from Ashby-de-la-Zouch and thirteen miles from Coalville.

The property is also located approximately twenty minutes drive away from East Midlands Airport.

The property is also well positioned for an excellent range of private and public schools, held in high esteem across the Midlands. These private institutions extend to the Abbots Bromley Girls School, Repton School and Denstone College, all providing boarding facilities for students.

ACCOMMODATION

ON THE GROUND FLOOR

A gravelled walkway leads to the South Wing entrance with intercom, into the entrance vestibule with high oak doors leading to the inner hall with a lift to the second floor, the hallway has stone floors and windows overlook the courtyard.

ON THE SECOND FLOOR

ENTRANCE HALLWAY

Access through a traditional wood panelled door, stripped solid wood floor, tubular radiator, alarm keypad, intercom entry system, ornate coving to ceiling with centre rose and wood panelled door leading to:

SUPERB LIVING ROOM 29'3" max x 28'5" x 27'11" into recess to 20'3" (8.92m max x 8.66m x 8.51m into recess to 6.17m)

Feature fireplace with granite hearth, inset coal effect living flame gas fire and detailed surround, stripped solid wood floor, two tubular radiators, deep skirting boards, detailed architraves, ornate coving to ceiling with two centre roses, two feature archways, tall single glazed glass panelled sash window to the front elevation with superb views over open countryside, nine wall light points, smoke alarm and double opening doors giving access to the superb dining kitchen.

Traditional wood panelled doors give access to:

STORAGE CUPBOARD 9'4" x 4'1" (2.84m x 1.24m)

Fitted with stripped wooden floorboards, central heating radiator, lighting and built-in power sockets.

WALK-IN STORAGE CUPBOARD 9'4" x 2'7" max (2.84m x 0.79m max)

Fitted with stripped wooden floorboards and lighting.

UNDERSTAIRS STORAGE CUPBOARD 6'5" x 3'5" (1.96m x 1.04m)

Fitted with stripped wooden floorboards, TV point and lighting.

BEAUTIFULLY APPOINTED SPACIOUS DINING KITCHEN 24'2" into bay reducing to 23'4" x 11'11" (7.37m into bay reducing to 7.11m x 3.63m)

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Kitchen area is fitted with an attractive range of glazed beech effect fronted wall, base and drawer units with granite work surfaces over, recess for a stand alone Electrolux dual fuel Range cooker with gas five ring hob, stainless steel splashbacks and extractor canopy over, granite splashback areas, stainless steel 1½ bowl sink drainer unit with mixer tap, Indesit integrated dishwasher, appliance space with plumbing for automatic washing machine, space for dryer, two integrated tall fridge/freezer units, solid stripped wooden floorboards, deep skirting boards, central heating radiator, smoke alarm, coving to ceiling with two centre roses, single glazed sash window with impressive views overlooking open countryside.

Staircase with useful tall storage cupboards above the stairs leading to:

USEFUL STORAGE ROOM 20'5" into eaves reducing to 11'10" x 12' (6.22m into eaves reducing to 3.61m x 3.66m)

Exposed timbers and beams to ceiling, wall mounted Glow-Worm central heating boiler, telephone points, power sockets, built-in lighting and steps leading to a fire escape with angled skylight window.

ON THE THIRD FLOOR

LANDING

Stripped solid wood floor, central heating radiator and detailed beams to ceiling.

MASTER BEDROOM 19'4" max x 13'2" (5.89m max x 4.01m)

Solid stripped wooden floorboards, central heating radiator, TV and telephone points, feature fireplace with open grate, exposed timber beams and trusses to ceiling, two skylight windows, smoke alarm, single glazed sash window to the side elevation and wood panelled doorway giving access to:

EN-SUITE SHOWER ROOM IN WHITE 8'4" x 4' (2.54m x 1.22m)

Fitted with a three piece suite comprising, wash hand basin built into work surface with vanity cupboard below, tiled splashbacks, wooden dado rail, shaver point, recessed halogen down lighters, double width shower cubicle with tiled splashbacks, traditional style brass effect shower with rain shower attachment, extractor fan, low level w.c. and stripped solid wooden floorboards.

BEDROOM TWO 12'10" x 10'4" (3.91m x 3.15m)

Feature fireplace with open fire grate, stripped solid wood floor, recessed halogen down-lighters, two wall light points, exposed beams to ceiling, skylight window, single glazed sash window to the side elevation and central heating radiator.

BEDROOM THREE 13'2" x 9'3" (4.01m x 2.82m)

Feature fireplace with open fire grate, solid stripped wooden floorboards, central heating radiator, TV and two telephone points, single glazed glass panelled sash window to the side elevation, exposed beams to ceiling, recessed halogen down-

lighters, pull down loft ladder leading to an impressive galleried landing above bedroom three and skylight window.

SPACIOUS BATHROOM IN WHITE 12'2" x 11' 2" max (3.71m x 3.35m 0.05m max)

Three piece suite comprising, corner jacuzzi bath with Victorian style shower mixer attachment, double width shower cubicle with brass effect shower unit with rain shower above, his and hers wash hand basins built into worktop with vanity cupboard below, partial tiling to the walls, wooden dado rail, stripped solid wooden floorboards, central heating radiator, shaver point, extractor fan, recessed halogen down-lighters, exposed beams to ceiling and single glazed glass panelled sash window to the side elevation.

FURTHER STORAGE

Further storage is available within the Cellar of the Hall.

SPECIFIC REQUIREMENTS

Strictly employed only, no smokers. Available from beginning of October 2021.

PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT

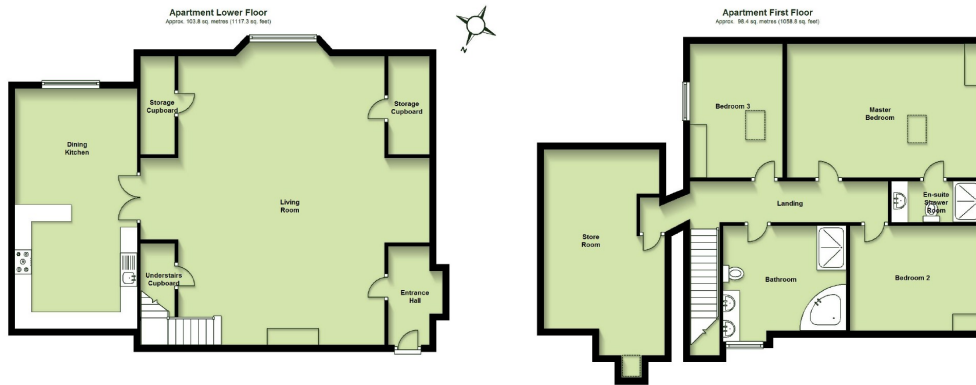
5 Weeks Rent.

DIRECTIONAL NOTE

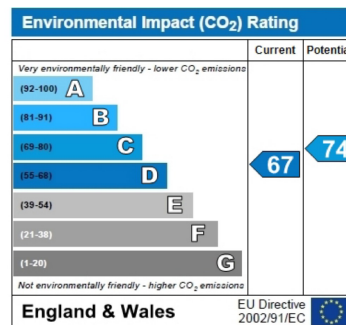
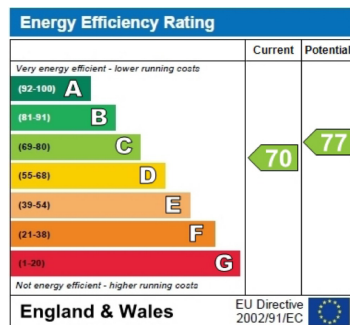
The approach is to be leaving Burton and proceed out of Burton along the Old Burton bridge, at the traffic lights proceed straight over onto Ashby Road (A511). Continue on this road for some distance, following through one roundabout, eventually turning left into the entrance to Bretby Hall. Proceed down Bretby Hall driveway for approximately a mile and then you arrive at Bretby Hall.

VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office.



Total area: approx. 202.2 sq. metres (2178.1 sq. feet)
 Whilst every attempt has been made to ensure the accuracy of the floor plan, the 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 by any prospective purchaser as a guide to the layout. Plans produced using Revit.



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