

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Anvil Cottage, Sutton Road

Mount Pleasant, Church Broughton, Derbyshire DE65 5DB



An opportunity to acquire this attached characterful barn conversion enjoying an idyllic semi-rural location close to the much sought-after village of Church Broughton.

- Semi-rural location • Superb garden plot
- Wealth of character and charm • Spacious ground floor accommodation
- Three good size reception rooms • Breakfast kitchen
- Three bedrooms • En-suite and family bathroom
- Double garage and parking
- **VIEWING ESSENTIAL** •

Price £499,950



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GENERAL INFORMATION

THE PROPERTY

An opportunity to acquire this attached characterful barn conversion enjoying an idyllic semi-rural location close to the much sought-after village of Church Broughton. Converted in (we believe) the late 1980's, this charming residence nestles amidst Derbyshire countryside and benefits from a good size, delightfully landscaped garden with sun terrace.

An internal inspection is required to fully appreciate the flexible and spacious living accommodation on offer which includes an entrance hallway, with stairs off to the first floor and doors leading off to the stunning lounge with its full height ceiling, revealed ornate brick chimney style breast wall, and lovely oak french doors leading out to the garden. Double doors lead through to a separate dining room, a further sitting room/play room/office and a modern fitted breakfast kitchen with small utility area off. To the first floor are three bedrooms, the master having an en-suite shower room, and the second bedroom having a range of built-in wardrobes. The third bedroom is currently set up as a study. There is also a family bathroom.

The property is accessed via a shared gravelled driveway which culminates in an off-street parking area to the foot of the garden. There is also a double garage and good size gardens incorporating lawns, patio areas and mature planting.

LOCATION

Church Broughton is a very sought after village having the benefit of a village inn (The Hollybush) and noted primary school. It is highly convenient for the cities of Derby approx 9 miles, Lichfield (14 miles), and the market towns of Uttoxeter (7 miles), Burton upon Trent (8 miles) and the famous market town of Ashbourne some 8 miles to the north. The A50 dual carriageway provides convenient onward travel to Stoke on Trent and the M6 motorway in the west together with other

good links to the A38 and the East and West Midland commercial centres.

Excellent local private education includes Abbotsholme, Denstone College, Derby High School, Derby Grammar School for Boys, Trent College, Repton School and preparatory schools including Foremarke and St Wystans.

ACCOMMODATION

SIDE ENTRANCE DOOR

Provides access to:

FITTED DINING KITCHEN 3.53m x 5.65m (11'7" x 18'6")

Fitted with a range of modern shaker style base cupboards and drawer units with matching wall mounted cabinets over. Worktops with tiled surrounds are inset with a one and a quarter stainless steel sink and side drainer with mixer tap over, plus a four ring electric hob with stainless steel extractor hood over. Further integrated appliances include a microwave and single oven. There is a provision for an American style fridge/freezer and further space with plumbing for a dishwasher. Tiled flooring, radiator, windows to side and rear aspects, recess ceiling down-lights, useful storage cupboard, door to main hallway and opening to:

UTILITY AREA 1.51m x 2.10m (4'11" x 6'11")

Having a full height glazed window to side aspect. Base cupboards with worktop over inset with a sink with mixer tap over. Plumbing and space for washing machine, and the oil fired domestic hot water and central heating boiler is also housed here.

MAIN HALLWAY 1.81m x 5.01m (5'11" x 16'5")

With solid oak timber door with glazed side panels, radiator, ceiling light point, stairs to first floor landing. Doors leading off.

FORMAL LOUNGE 3.9m x 5.59m (12'10" x 18'4")

With beautiful oak french doors with glazed side panels looking



out over the attractive rear garden. Full height cathedral style ceiling. An ornate brick chimney breast houses an electric fire. Further window to side aspect, radiator and ceiling light point.

DINING ROOM 3.74m x 3.55m (12'3" x 11'8")

With solid oak french doors with glazed side panels leading out onto the side garden. Double doors to formal lounge. Radiator and ceiling light point.

SECOND SITTING ROOM/FAMILY ROOM 5.77m x 3.41m (18'11" x 11'2")

With two windows to rear aspect, two full height glazed windows overlooking the side terrace. Radiator and ceiling light point.

GUEST CLOAKROOM 0.78m x 1.50m (2'7" x 4'11")

Fitted with a w.c., and wash hand basin with tiled surround. Ceiling light point and radiator.

FIRST FLOOR ACCOMMODATION

LANDING

With window overlooking the rear, loft access point and doors leading off.

BEDROOM ONE 3.76m x 4.47m (12'4" x 14'8")

With window to side aspect, exposed roof trusses, ceiling light point, radiator and door to:

EN-SUITE 1.24m x 1.52m (4'1" x 5'0")

Fitted with a w.c., pedestal wash hand basin and large fully tiled shower enclosure. Ceiling light point, extractor fan and radiator.

BEDROOM TWO 2.85m x 3.29m (9'4" x 10'10")

Fitted with a range of built-in wardrobes providing hanging space and shelving, over-head cupboards and shelving units. A window looks out over the side garden. Ceiling light point and radiator.

BEDROOM THREE 2.44m x 2.07m (8'0" x 6'9")

This room is currently used as a study. With window to side

aspect, desk unit, book-shelving, double built-in storage cupboards providing hanging space and shelving. Ceiling light point and radiator.

FAMILY BATHROOM 1.92m x 3.1m max (6'4" x 10'2" max)

Fitted with a panelled bath with period style mixer taps/shower attachment, wash hand basin and w.c. Recess ceiling down-lights, exposed timbers to ceiling, radiator, useful linen storage cupboard which also houses the domestic hot water tank.

OUTSIDE AND GARDENS

The property is accessed via a shared gravelled driveway which culminates in an off-street parking area to the foot of the garden. There is also a double garage.

The residence is set back behind a good size lawned garden incorporating a post and rail boundary with privacy wall, mixed hedging, an abundance of flower and shrub beds, fruit trees, mature trees, pond, and terrace areas. A fabulous space in which to enjoy the outside.

AGENTS NOTES

Please note we are advised that the property has a communal sewage system of which regulation is currently being checked.

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

South Derbyshire District Council - Band E

VIEWING

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



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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