

# SCARGILL MANN & CO.

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## Apartment 9, Bretby Hall

Bretby, Burton Upon Trent, Staffordshire DE15 0QG



**A stunning three bedroom duplex residence offering 1,797 sq ft of accommodation, located in the historic and impressive Grade II\* listed Bretby Hall development.**

- Impressive location • 1797 sq ft of accommodation • Duplex residence • Wealth of period character and charm
  - Entrance vestibule and guest cloakroom • Stunning sitting room • Fitted dining kitchen
  - Master bedroom with en-suite bathroom • Two further bedrooms and family bathroom
    - Cellar space • Allocated parking plus further visitors parking
    - **VIEWING ESSENTIAL** •

**Price £295,000**



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## **GENERAL INFORMATION**

### **THE PROPERTY**

A superb duplex residence located within the impressive and Grade II\* listed Bretby Hall Development. This residence is accessed via its own private entrance from the superb grounds that surround the Hall. An internal inspection will reveal all its lovely character and charm on offer with fabulous vaulted ceiling in the vestibule, guest cloakroom, and an elegant and spacious drawing room. A superbly appointed dining kitchen with granite worktops and lovely window seats looking into the inner courtyard of the hall. To the first floor is a beautiful master bedroom with period fireplace and en-suite bathroom, two further bedrooms and a family bathroom.

Outside is allocated parking, ample visitors parking and the park itself with its vast expanse of lawn and surrounding countryside.

### **LOCATION**

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

### **ACCOMMODATION**

Converted in the late 1990's by a local developer, Bretby Hall is a stunning and impressive Grade II\* listed development set in beautiful parkland with its private drive meandering through. This superb duplex

residence is full of period character and charm and has its own private entrance from the grounds. Its spacious accommodation set over the two floors starts with an impressive vestibule which has a superb vaulted ceiling. It really is a lovely spot to just sit on a chair by the door and enjoy the view over the formal lawn. A staircase leads up to the first floor from the vestibule, a door gives access to the guest cloakroom and it enjoys panelled walls and double doors give a magnificent entrance into the sitting room. The sitting room is an elegant space with tall sash windows, a lovely feature fireplace with granite hearth and living effect gas fire inset. Full height cupboards flank the fireplace giving ample storage and a door leads through to the well-appointed dining kitchen. The kitchen has views into the inner courtyard which can be enjoyed from the window seats which are framed by period shutters. The kitchen itself is fitted with a good range of base and wall cabinets with granite worktops over. Appliances include an induction hob, oven, dishwasher, washing machine, fridge and freezer. There is ample space for dining table and chairs.

The wide and elegant staircase rises to the first-floor landing where the three bedrooms and bathroom can be found. The master bedroom is a superb space with a cast iron period stove fire set within a fire surround, a range of built-in cupboards, beautiful sash windows with period shutters and a door leads through to the en-suite bathroom. The bathroom has an original flagstone floor and is comprised of a



panelled bath with period style mixer taps/shower attachment, a w.c , bidet, and wash basin. The second bedroom also has a period style fireplace with built-in storage and a further cupboard which houses the hot water tank. Sash windows have original shutters. Bedroom three looks out into the inner courtyard with its windows again framed by period shutters and has a built-in shelving unit as well as flagstone flooring. The family bathroom is fitted with a panelled bath with period style mixer taps/shower attachment, w.c and wash hand basin. There is a useful storage area and flagstone floor.

**VESTIBULE 3.51m x 8.40m (11'6" x 27'7")**

**GUEST CLOAKROOM 3.51m x 1.14m (11'6" x 3'9")**

**SITTING ROOM 5.07m x 8.05m (16'8" x 26'5")**

**FITTED DINING KITCHEN 8.58m x 2.34m (28'2" x 7'8")**

### **FIRST FLOOR ACCOMMODATION**

**LANDING 3.51m x 3.98m (11'6" x 13'1")**

**MASTER BEDROOM 5.07m x 8.05m (16'8" x 26'5")**

**EN-SUITE 1.78m x 2.34m (5'10" x 7'8")**

**BEDROOM TWO 3.51m x 6.45m (11'6" x 21'2")**

**BEDROOM THREE 3.29m x 2.34m (10'10" x 7'8")**

**FAMILY BATHROOM 3.51m x 2.34m (11'6" x 7'8")**

### **GROUND**

The park has a large formal lawn and terrace with its private drive winding through the surrounding countryside. There is allocated parking and visitors parking areas.

### **DIRECTIONAL NOTES**

From the Burton upon Trent town centre proceed over the Trent Bridge (A511) and straight over at the traffic lights onto Ashby Road. Proceed along this road until just after Keepers Cottage where a left hand turning should be made into lane signed 'Restricted Access' and 'Gated Road'. Bretby Hall is situated at the end of that lane.

### **TENURE**

Leasehold - with vacant possession upon completion. The property enjoys an unexpired 125 year lease which commenced in 2001. A ground rent and service charge are implemented which includes water rates together with all external maintenance and decoration together with maintenance of the gardens, parkland and communal areas. The current ground rent and buildings insurance is £1,240 per annum and the Hall and Park maintenance fees are currently £4,300 per annum.

### **COUNCIL TAX BAND**

South Derbyshire District Council - Band F

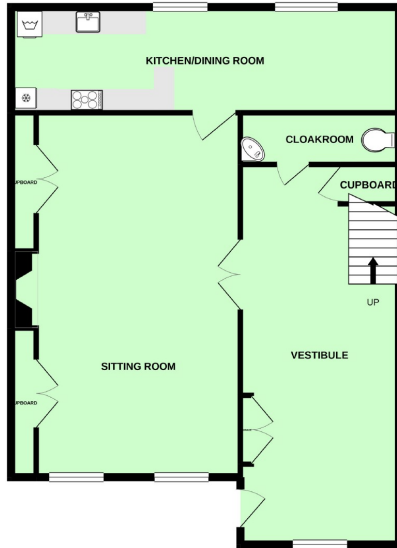
### **VIEWING**

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW October 2020)/A

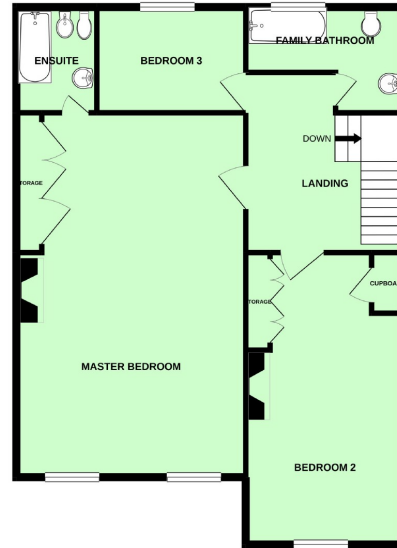




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		62	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		56	79

**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.

**ASHBOURNE**  
**BURTON UPON TRENT**  
**DERBY**  
**MATLOCK**  
**LETTINGS**  
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**WIRKSWORTH**

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 39 Dale Road, Matlock, Derbyshire DE4 3LT  
 6 St James's Street, Derby, DE1 1RL  
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