



THE LODGE

TUTBURY ROAD • NEEDWOOD • STAFFORDSHIRE • DE13 9PQ

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

THE LODGE

TUTBURY ROAD • NEEDWOOD

STAFFORDSHIRE • DE13 9PQ

Price on Application

Built as the entrance Lodge to East Lodge this grade II listed residence was built in approx. 1820. The original property had been a single storey dwelling with an additional second storey sympathetically added in the 20th century to create what is now a delightful residence with charm and an abundance of character, all set in a glorious garden plot in this uniquely rural, and stunning location within Needwood.

The residence itself offers a wealth of charm and character with sash windows, a farmhouse style dining kitchen, a delightful sitting room with a cosy nook to enjoy the evening sat by the log burning stove, two ground floor double bedrooms and a shower room/guest cloakroom. A stunning oak stair case leads to the first floor with two further double bedrooms, a single bedroom and a family bathroom.

Outside the garden is a true feature of the property with its lovely cottage gardens with herbaceous borders and shaped lawns. A solid Oak building includes a Double garage with mezzanine storage areas, workshop/garden store and a summer garden room ideal for the all-important summer entertaining.

Ground Floor

Entrance Hall

Guest Cloakroom/Shower Room 2.35m x 2.68m

Sitting Room 6.70m x 4.74m max

Dining Kitchen 5.26m x 3.73m

Bedroom One 3.62 m x 3.61m

Bedroom Two 3.63m x 3.66m

First Floor

1. Bedroom Three 3.75m x 3.01m

Bedroom Four 3.75m x 3.05m

Bedroom Five 2.85m x 2.66m

Bathroom

Outside

Double Garage

Store/Workshop

Summer House





Property

This delightful period Grade II listed lodge occupies a corner plot at the entrance to the lane serving East lodge.

The current occupier has maintained the property keeping much of its cosy charm and yet delivering a lovely and comfortable family home. An internal inspection of the residence will reveal centrally heated accommodation offering an entrance hall with quarry tiled flooring opening into a cosy and charming sitting room. With three sash windows fitted with shutters giving aspects of the surrounding gardens and a cast iron fire surround with flag stone hearth and brick insets having a log burning stove set within. Set either side of the fireplace are two oak storage cupboards one with oak shelving above. There are timbers to the ceiling and wall light points. Off the sitting room, a door leads through to the dining kitchen, fitted with oak base cabinets and matching eye level cupboards. Granite work tops are inset with a Belfast sink. Integrated appliances include a dishwasher, washing machine fridge and freezer. There is space for a Rangemaster stove. Sash windows look out to the garden and a door gives access to the outside. To the ground floor are two double bedrooms both with fitted wardrobes and a guest cloakroom with a large tiled shower enclosure, W.C. and wash hand basin.

A stunning oak stair case leads to the first floor where two more double bedrooms can be found, one having a large eaves cupboard and a further single bedroom. The family bathroom is located on the first floor with a panelled bath, W.C. and wash hand basin. There is a range of cupboards ideal for storing linen.



Gardens & Grounds

The outside space is a delight. A private and generous size lawn is interspersed with trees, shrubs and herbaceous borders and all enclosed by the surrounding woodland.

A large oak building includes a double garage with double opening oak doors having power and light and mezzanine storage areas (a ladder is required to access these areas) a workshop/garden store and a great summer garden house ideal for the all-important barbeque season.

There is ample parking for vehicles along with a log store and a LPG tank store.

Situation

Needwood sits some 4.6 miles to the west of the Brewing Town of Burton upon Trent. It's rural location with its forest areas and farmland makes for a picturesque setting but being only a short drive away from amenities with St Georges Park, home to the English Football team, Brykley Garden Centre with its Tea Room and Belmot Golf Range. The neighbouring villages of Tutbury famous for its Castle and boutique shops set on its pretty high Street and Baton Under Needwood with its attractive Marina and excellent schooling.



Shopping Available in the nearby market towns of Burton upon Trent, Uttoxeter and Ashbourne along with the city of Derby.



Roads The property is within easy reach of the A50 which links to the A38 and the further motorway network beyond allowing for fast onward travel to the cities of Nottingham, Stoke on Trent and Birmingham.



Rails There is a railway station available in the nearby village of Hatton. Also further afield, there are train stations available at Burton upon Trent and Derby.



Airports East Midlands International Airport is approximately 25 minutes away via the A50 and Birmingham International Airport is approximately 50 minutes away.



Schools Local village schools are available. Public schools are within easy reach at Denstone and Repton and the independent schools of Derby High and Derby Grammar school are also within easy reach.



Distances

Burton upon Trent – 5 miles

Uttoxeter – 10 miles

Ashbourne – 17 miles

Derby – 20 miles

Services

Mains services of water and electricity are connected. The central heating system is serviced by LPG fuel. There is a septic tank.

Fixtures & Fittings

Available by separate negotiations.

Terms

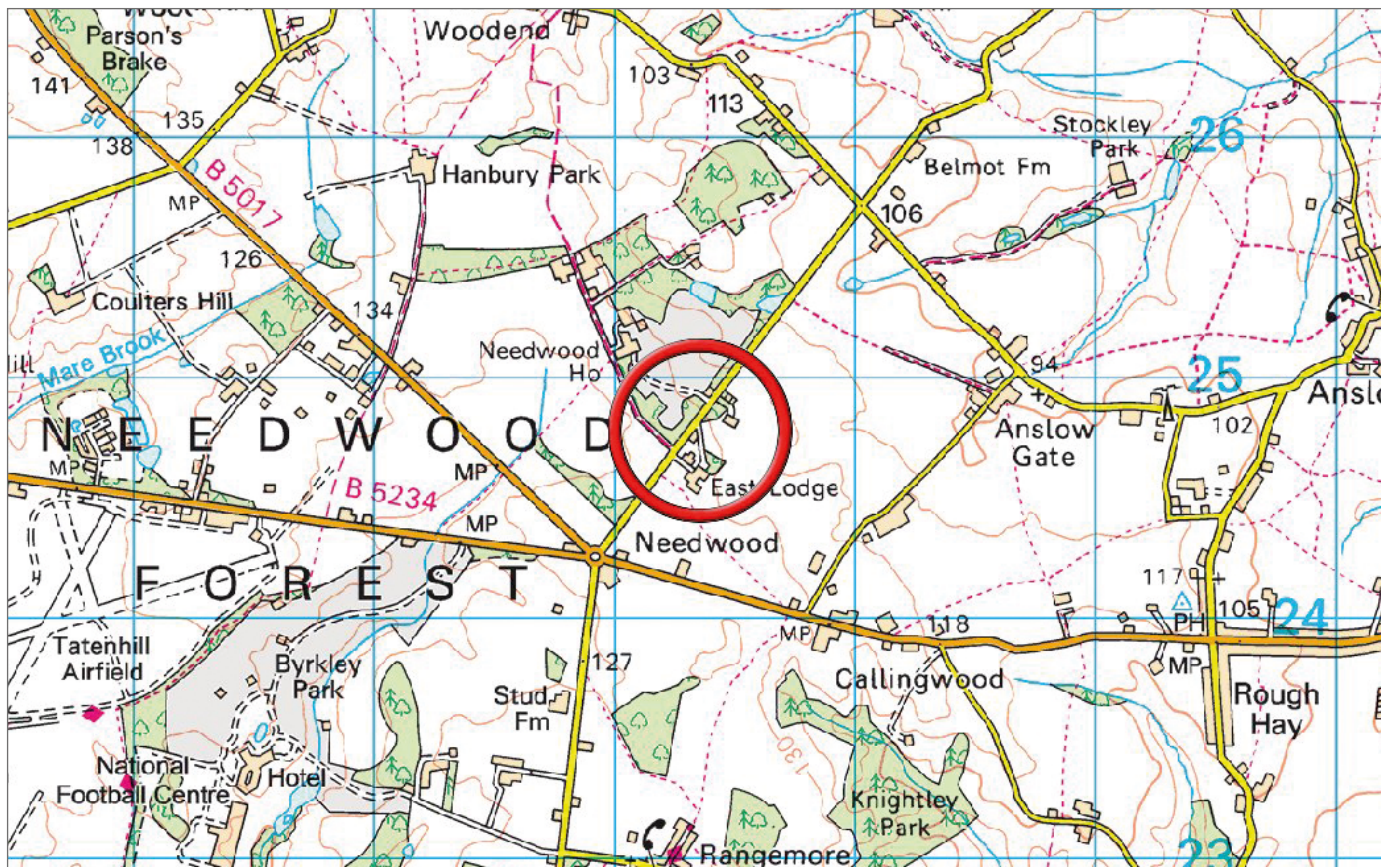
Tenure: Freehold

Local Authority: East Staffordshire Borough Council

Tax Band: D

Viewings

Strictly by arrangement through Scargill Mann & Co Burton Office.



1 Lichfield Street, Burton upon Trent, DE14 3QZ

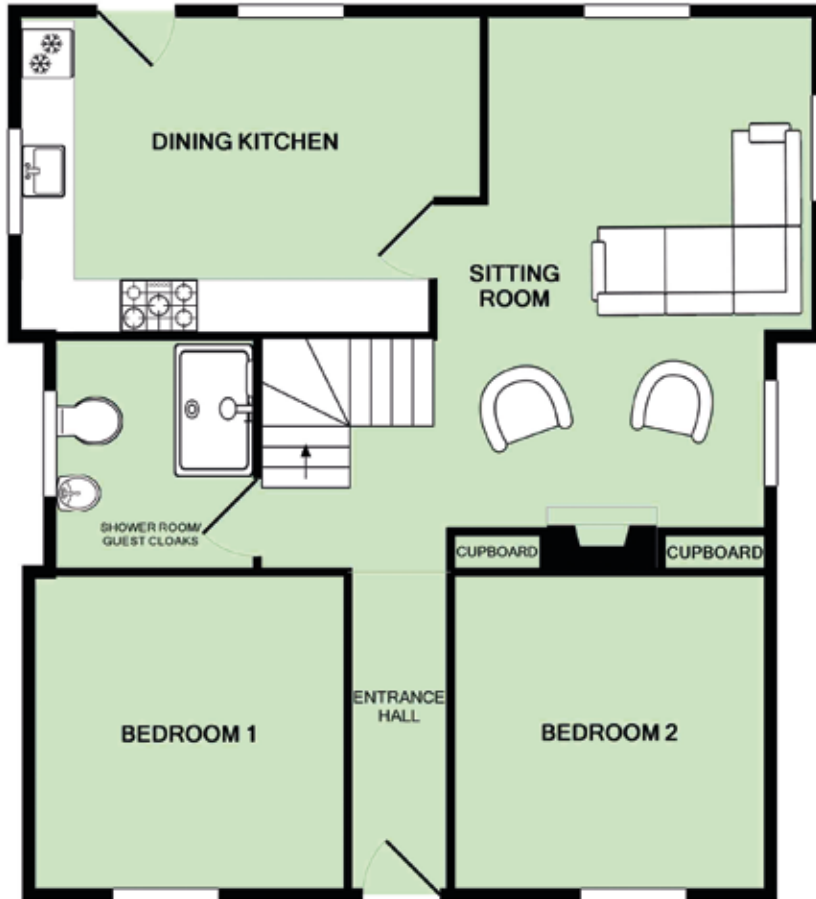
Tel: 01283 548194

Email: burton@scargillmann.co.uk

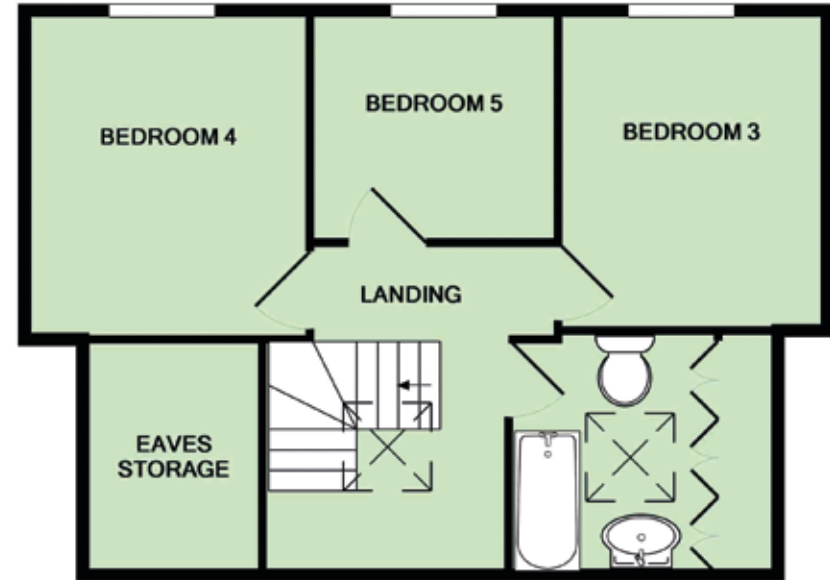
www.scargillmann.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

B4453075/04/2018



GROUND FLOOR
 APPROX. FLOOR
 AREA 934 SQ.FT.
 (86.8 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 594 SQ.FT.
 (55.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1528 SQ.FT. (142.0 SQ.M.)
 Illustration for identification purposes only, measurements are approximate, not to scale
 Made with Metropix ©2018

Our Services

Company Profile

Founded by partners Simon Scargill MRICS and Dean Mann BSc MRICS, Scargill Mann & Co has established itself as one of the areas most highly respected estate agencies. With seven branches covering Derbyshire and East Staffordshire incorporating the latest technology, Scargill Mann & Co are ideally positioned to offer the best service.

The fundamental success of our business has been upon the philosophy that estate agency is a 'people business'. Our clients appreciate our traditional approach and are given a very personal service from start to finish.

Please feel free to contact us to discuss in more detail of how we may be of assistance to you.

Professional Services

Building Surveys
Home Buyers Reports
Energy Performance Certificates
Building Society Valuations

Marketing Services

Specialist Quality Local & National Magazines
Local & National Newspapers
Specialist Marketing Brochures
Floorplans & Virtual Tours
Extensive Website Coverage

Residential Sales

Expert Valuation Advice
Competitive Fee Structure
Latest Computer Technology
Linking To All Branches

Auction Sales

Central Location For Auction House
Confidential Advice
Specialist Marketing Material

Residential Lettings

Professional Advice And Guidance
Comprehensive Management Services
Specialist Marketing Advice

Financial Services

Guaranteed Free Totally Independent Specialist Advice

How to contact us...

ASHBOURNE	8 Market Place, Ashbourne, DE6 1ES	Tel: 01335 345460	ashbourne@scargillmann.co.uk
BURTON UPON TRENT	1 Lichfield Street, Burton upon Trent, DE14 3QZ	Tel: 01283 548194	burton@scargillmann.co.uk
DERBY	4 St James' Street, Derby, DE1 1RL	Tel: 01332 207720	derby@scargillmann.co.uk
MATLOCK	39 Dale Road, Matlock, DE4 3LT	Tel: 01629 584591	matlock@scargillmann.co.uk
TUTBURY	42b Bridge Street, Tutbury, DE13 9LZ	Tel: 01283 520490	tutbury@scargillmann.co.uk
WIRKSWORTH	37 St John's Street, Wirksworth, DE4 4DS	Tel: 01629 823489	wirksworth@scargillmann.co.uk
FINANCIAL SERVICES	4 St James' Street, Derby, DE1 1RL	Tel: 01332 207720	derby@scargillmann.co.uk
MANAGEMENT & LETTINGS	6 St James' Street, Derby, DE1 1RL	Tel: 01332 206620	lettings@scargillmann.co.uk
PROFESSIONAL SERVICES	4 St James' Street, Derby, DE1 1RL	Tel: 01332 204420	surveys@scargillmann.co.uk

SCARGILL MANN & CO.
CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTINGS AGENTS

www.scargillmann.co.uk

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

www.scargillmann.co.uk