



Ludgate House, 29-31 Ludgate Street, Tutbury, DE13 9NG

An individual double fronted character property set in the sought after village of Tutbury, benefitting from two reception rooms, three good sized bedrooms, two bathrooms and the superb addition of a rooftop terrace overlooking Tutbury Castle. Presenting a most impressive appearance, Ludgate House offers superb accommodation set over three floors complemented by traditional 1920s features including original doors and character windows. The interiors comprise briefly reception hall, two reception rooms, modern dining kitchen, utility and cloakroom, with three bedrooms serviced by both a bathroom and shower room. Recent upgrades include traditional fireplaces to both sitting rooms (one fitted with a wood burning stove), recently replaced carpets to the staircases and landings and a picket fence enclosing the front aspect. Outside, a private walled rear garden enjoys plenty of sunlight throughout the day and Ludgate House is set back from the street beyond a low maintenance courtyard garden. A superb feature of this individual home is a stunning roof terrace, enjoying views over the character

village and over the historic Tutbury Castle.

Famed for its medieval castle, Tutbury is well served by a character High Street home to boutique shops, historic pubs and stunning Georgian and Victorian properties. Within walking distance from the property are a range of amenities facilities including cafes, beauticians and hairdressers, a doctors surgery, pharmacy, dentists, opticians and village hall, which hosts a range of groups and meetings. The traditional village hosts village fetes around four times a year and historical interests can be fuelled at the village museum and Tutbury Castle, a location famed for the imprisonment of Mary Queen of Scots in 1568. The Richard Wakefield Primary School in the village feeds into DeFerrers Academy in Stretton. The market town of Burton on Trent is nearby and provides excellent shopping and leisure facilities including a cinema and supermarkets, the village is well placed for links to the A50 and A38 and rail links are easily accessible from Tutbury & Hatton railway station which is within an easy walk from the property.

- Individual Character Townhouse
- Two Reception Rooms
- Modern Dining Kitchen
- Utility & Cloakroom
- Three Good Sized Bedrooms
- Bathroom & Shower Room
- Walled Gardens & Stunning Roof Terrace
- Central Village Location
- Mains Gas Central Heating
- Full Double Glazing (with the exception of two original front windows)

The bespoke front door opens into:

Reception Hall

Having tiled flooring, a useful under stairs cupboard and doors to the **Dining Kitchen** and:

Family Room 3.63 x 3.56m (approx 11'11 x 11'8)

The first of two reception rooms, having a character single glazed arched window to the front aspect and an exposed brickwork fireplace with space for an electric fire

Dining Kitchen 7.01 x 2.8m (approx 23'0 x 9'2)

The modern kitchen comprises a range of gloss wall and base units with solid oak butcher block worktops over, housing an inset one and a half sink with side drainer and spaces for a range cooker, American fridge freezer and dishwasher. There is a window to the rear and tiled flooring extends into a generous dining space where double doors open out to the rear gardens. Doors open to the staircase rising to the first floor and into:

Sitting Room 3.63 c 3.57m (approx 11'10 x 11'8)

A feature window faces the front aspect and a stone fireplace houses a traditional wood burner

Utility

A useful space having fitted wall and base units housing storage space, shelving and space for a washing machine. The Worcester boiler is housed in here. Door into:

Cloakroom

Comprising fitted wash basin, WC and a window to the rear with an oak windowsill





Stairs rise from the kitchen rise to the **First Floor Landing**, having a window to the front, stairs rising to the second floor and a door to the rear opening out to the spacious rooftop terrace. Doors lead off into:

Master Bedroom 3.65 x 3.55m (approx 11'11 x 11'8)
A spacious dual aspect room having windows to the

front and rear and fitted wardrobes

Bedroom Three 3.54 x 2.0m (approx 11'7 x 6'5)
With a window to the front aspect. This room can easily house a 4ft double bed if required

Shower Room
Comprising a modern suite fitted with pedestal wash basin, low level WC and a large double



shower, with an obscured window to the rear, tiled flooring, tiled splash backs and a chrome heated towel rail

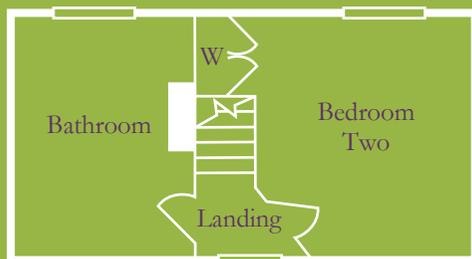
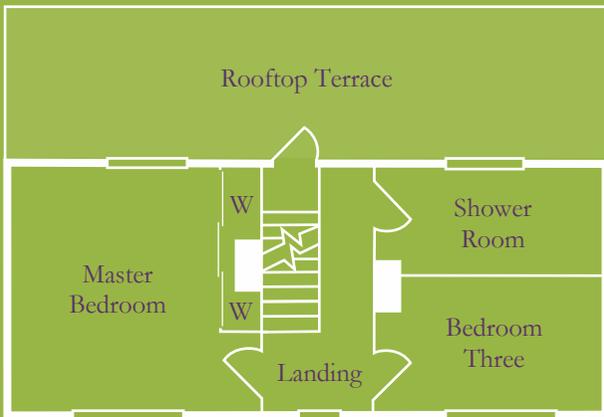
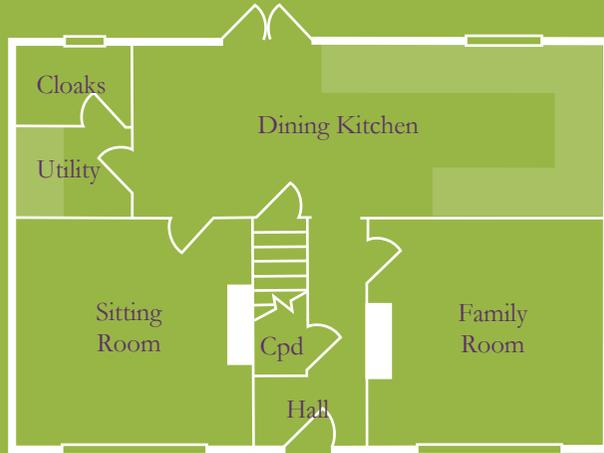
Stairs rise to the **Second Floor Landing**, having a window to the front and doors into:

Bedroom Two 3.6 x 3.45m (approx 11'10 x 11'5)
Another excellent double room having window to

the rear with views over Tutbury Castle, fitted wardrobe and further fitted loft storage

Bathroom
Another modern suite comprising pedestal wash basin low level WC and double ended bathtub, having a window to the rear with views over Tutbury Castle

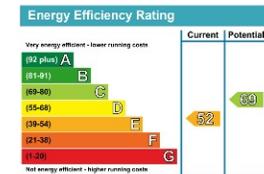




To the front, Ludgate House is set back from the street beyond a gravel **Courtyard Garden** enclosed by a picket fence

To the rear, a **Walled Garden** is laid to a paved patio, rockery borders and a decked terrace to one side. The garden shed is included in the sale and a gate to the rear opens to stairs leading down to street level where there is a gate out to Silk Mill Lane and beneath the shed is a useful outside store currently housing the wheelie bins

Accessed from the first floor landing is a stunning **Rooftop Terrace**, providing an additional space for outdoor entertaining and enjoying much privacy. There are beautiful views over the village and up towards the historic Tutbury Castle and the village Church



Please Note: the vendor is an employee of Parker Hall

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.