



The Old Stables, East Lodge, Tutbury Road, Needwood, DE13 9PQ

Set within the idyllic hamlet of Needwood is The Old Stables, a charming and individual conversion benefitting from beautifully presented interiors, versatile accommodation including two to three bedrooms and a wealth of character throughout. Originally dating back to the 18th Century, The Old Stables forms part of the original East Lodge which was owned by the Mosley estate where it was built as the hunting lodge for Sir Edward Moseley of Rolleston Hall. The property is approached via a regal avenue driveway and has been upgraded to a superb standard quality with additions to include dry lining to internal walls, bespoke double glazed windows factory painted in Farrow & Ball and a refurbished conservatory with new windows and vaulted roof which was completed in 2019.

The interiors present much flexibility and comprise briefly entryway, open plan kitchen with dining or living room, cloakroom/utility, conservatory, first floor sitting room/bedroom three, two further bedrooms and a family bathroom. Outside there is parking and a charming cottage garden lies to the front. The Old Stables enjoys an idyllic and peaceful location within the rural East Lodge and enjoys open views to the front towards open countryside.

Needwood is a rural hamlet renowned for its tranquil surroundings and scenic countryside. The Old Stables lies just minutes from a number of villages and towns providing superb access to local facilities and is set within the school catchment area for All Saints

Primary in Rangemore and John Taylor High in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating. The local village of Tutbury lies a short distance away and offers an excellent array of amenities including pubs, general stores, cafes, boutique shops, a post office and Lloyds Bank, as well as the historic Tutbury Castle. Locally, leisure pursuits can be found at the FA's St Georges Park where there is a gym, spa, restaurant and bar, and Burton on Trent is home to additional shopping centres, restaurants and a cinema. Rail stations in Burton and Lichfield provide links to Birmingham and London, the property is well placed for access to the A50 and A38 and the International Airports of Birmingham and East Midlands both lies within an easy 40 minute drive.

- Charming Character Home
- Wealth of Features & Flexibility
- Idyllic Rural Setting
- Open Plan Dining Kitchen
- Recently Refurbished Conservatory
- Inner Hall & Cloakroom/Utility
- Sitting Room/Third Bedroom
- Two Further Bedrooms
- Family Bathroom
- Charming Cottage Garden
- Parking to Rear
- Bespoke Double Glazed Windows
- John Taylor School Catchment

A stable door opens from the front aspect into the entryway where there is a door into the Cloakroom/Utility. Quarry tiled flooring extends into:

Open Plan Kitchen 5.05 x 5.88, 3.84m (approx. 16'6 x 19'3, 12'7)

A charming open plan space offering a flexible reception room to either be used as a dining space or living room. The **Kitchen** is fitted with a range cream wall and base units with Butcher block solid wood worktops over, housing inset ceramic double Butler sink and spaces for appliances including fridge freezer, dishwasher and oven. The worktops extend to one side where there is a breakfast bar peninsula and there is a window to the rear aspect. The **Living/Dining Room** has a further window to the front overlooking pleasant views up the driveway and a character fireplace houses a Morso wood burning stove

Cloakroom/Utility

Fitted with wash basin, WC and a solid wood worktop with space below for a washing machine, having quarry tiled flooring and an obscured window to the front aspect

Inner Hall

Stairs rise to the first floor and there is a window to the rear and a door leading into:

Conservatory 4.43 x 2.98m (approx. 14'6 x 9'9)

Upgraded to an excellent standard, the conservatory received all new windows and a vaulted and shaded roof in 2019. This room has quarry tiled flooring and double doors to the side





and is ideal as another living space or dining room

Stairs rise to the first floor accommodation where the **Landing** has a window to the front and door into:

Sitting Room 5.5 x 4.78m (approx. 16'6 x 15'8)
Currently used as a reception room, this spacious

room has windows to two sides and is ideal for use as an occasional bedroom. Stairs rise to the second floor accommodation

Bedroom Two 2.37 x 1.86m (approx. 7'9 x 6'1)
Accessed off the landing and having window to the rear and a door to a large fitted cupboard



Stairs rise from the **Sitting Room** to the **Second Floor Landing** where a door opens to the **Airing Cupboard** which houses the hot water cylinder and controls for the electric central heating. Further doors open into:

Master Bedroom 4.25 x 2.92m (approx. 13'11 x 9'7)

A good sized double bedroom having window to the front and two double fitted wardrobes

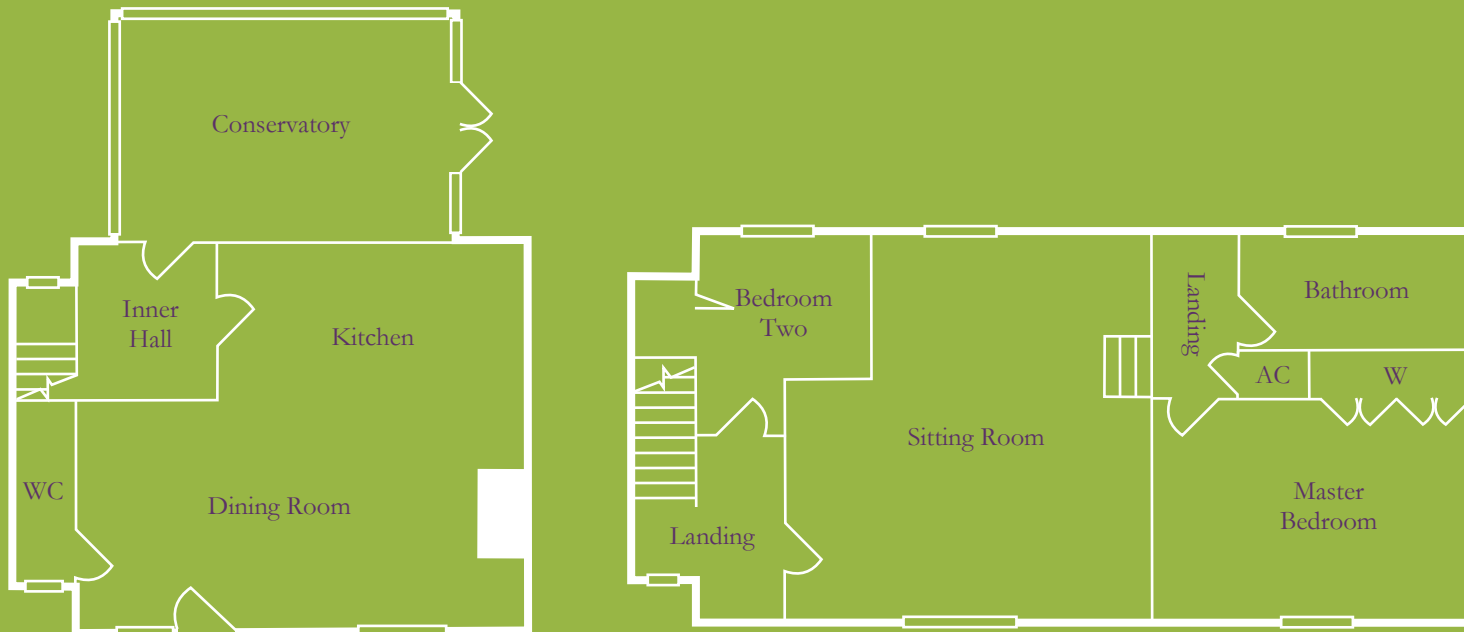
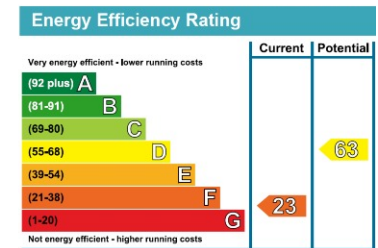
Bathroom 3.32 x 1.73m (approx. 10'10 x 5'8)
Comprising pedestal wash basin, WC and bathtub with shower over, having tiled flooring, half tiling to walls and a window to the rear





Outside & Gardens

The Old Stables is accessed off Tutbury Road via an avenue driveway which leads to the collection of properties which makes up East Lodge. To the front of the property is a charming fenced garden laid to a paved terrace, lawns and flower beds. A path leads to the front door. Beneath the arch and set to the rear aspect is allocated parking



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.