



The Old Granary, Belmont Road, Tutbury, DE13 9HJ



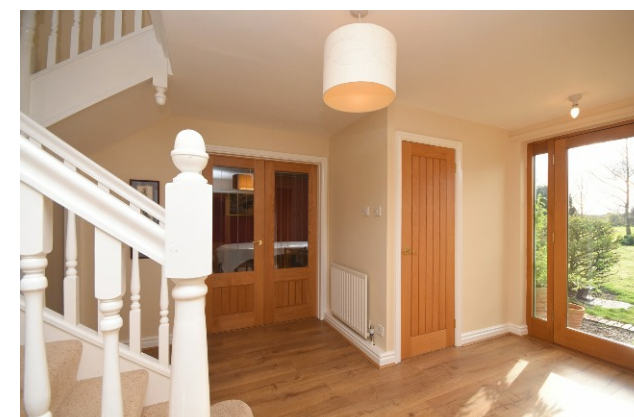
Set on the rural outskirts of Tutbury is The Old Granary, an individual barn conversion benefitting from spacious family interiors, four good sized bedrooms and a superb plot including a 1.3 acre paddock and half an acre gardens. Having been recently upgraded to include new windows, a remodelled kitchen and refitted bathrooms, this attractive character home benefits from permission to further expand the living space by converting the existing garage to create a studio apartment. The interiors comprise briefly galleried reception hall, three reception rooms, family dining kitchen, utility, cloakroom and hallway to the ground floor, with four good sized bedrooms, master en suite and family bathroom to the first floor. Two of the

bedrooms also benefit from walk in wardrobes. Outside, the property is set to the end of a private drive and enjoys secluded gardens extending to half an acre which lead onto the 1.3 acre paddock. Countryside views can be enjoyed to the rear and there is ample parking to the fore of the existing garage, with planning permission already given for a new detached garage to be built. The Old Granary is serviced by hardwood double glazing and oil fired central heating.

Set within walking distance of the village of Tutbury, The Old Granary is set in a desirable location being part of a thriving community centred around the character village High Street. The village is home to boutique shops

pubs, restaurants and cafés, a Post Office, a Lloyds bank, doctor's surgery, pharmacy, dentists, opticians, and village hall. The village hosts a farmers' market four times a year and historical interests can be fuelled at the village museum and Tutbury Castle, 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 is nearby and provides excellent shopping and leisure facilities including a cinema and supermarkets. Tutbury is well placed for links to the A50 and A38, and convenient rail links are easily accessible from Tutbury & Hatton railway station which is within an easy walk from the property.

- Individual Character Barn Conversion
- Spacious Family Accommodation
- Paddock Land & Rural Views
- Planning Permission for Annexe Conversion & New Detached Garage
- Three Spacious Reception Rooms
- Refitted Family Dining Kitchen
- Hall, Utility & Cloakroom
- Galleried Reception Hall & Landing
- Master Bedroom with En Suite & Walk in Wardrobe
- Three Further Bedrooms & Bathroom
- Private Gated Entrance, Double Garage & Ample Parking
- 0.5 Acre Gardens & 1.3 Acre Paddock
- Rural Setting on Outskirts of Desirable Village with Countryside Views



A glazed entrance door opens into:

Reception Hall 5.16 x 4.1m (approx 16'11 x 13'5)
Having stairs rising to the first floor, oak effect flooring, windows to the rear and a doors into a large fitted cupboard and **Cloakroom**. Double doors open into the Dining Room and:

Lounge 5.64 x 4.89m (approx 18'5 x 16'0)
A spacious reception room having windows to two sides, exposed beams and a wood burning stove set to tiled hearth. A door opens into:

Family Room 5.11 x 4.34m (approx 16'9 x 14'2)
An ideal playroom, home office or second living room, having full height windows to the rear with fitted blinds, bifold doors out to the gardens and a wealth of exposed beams

Dining Room 4.96 x 3.45m (approx 16'3 x 11'3)
Glazed double doors open from the Reception Hall to this formal dining space, having windows to the front and rear, exposed beams and Amtico flooring with feature inlay. A door opens into

Family Dining Kitchen 6.14 x 4.81m (approx 20'1 x 15'9) – max measurements
An impressive open plan space having been remodelled and refitted in 2017. The kitchen comprises a range of wall cupboards, base units and an island unit with ... worktops over, housing an inset one and a half sink and integral appliances including full height larder Neff fridge, Neff dishwasher, De Dietrich induction hob with extractor, double oven and combination microwave oven and Neff freezer. There are windows to the front and rear aspects and the kitchen has tiled flooring, a breakfast bar to the island unit, space for a dining table and chairs and a vaulted ceilings with beams. A door opens into:

Hall
The hall has tiled flooring and doors open to the front aspect, into the **Double Garage** and:

Utility 3.24 x 1.98m (approx 10'7 x 6'6)
Fitted with base units housing an inset sink with side drainer and spaces for a washing machine and tumble dryer, the utility houses the oil fired boiler and has a door to the rear courtyard

Cloakroom
Fitted with pedestal wash basin and WC and having an obscured window to the front





Stairs rise from the **Reception Hall** to the part galleried landing, having windows to the rear aspect and doors opening into:

Master Bedroom 4.92 x 3.94m (approx 16'1 x 12'11)

A spacious principal bedroom suite having windows to two sides and a **Walk in Wardrobe** with a range of shelving and storage space. A door opens into:

En Suite 2.19 x 1.64m (approx 7'2 x 5'4)

Having been refitted with a contemporary suite having pedestal wash basin, WC and walk in shower, with tiled flooring, tiled walls and a heated towel rail

Bedroom Two 5.15 x 3.3m (approx 16'10 x 10'9)

With a window to the front with views, windows to the rear aspect and fitted storage to shelving and a cupboard

Bedroom Three 3.54 x 3.0m (approx 11'7 x 9'10)

Another good sized double room having a window to the front aspect

Bedroom Four 3.53 x 2.56m (approx 11'6 x 8'4)

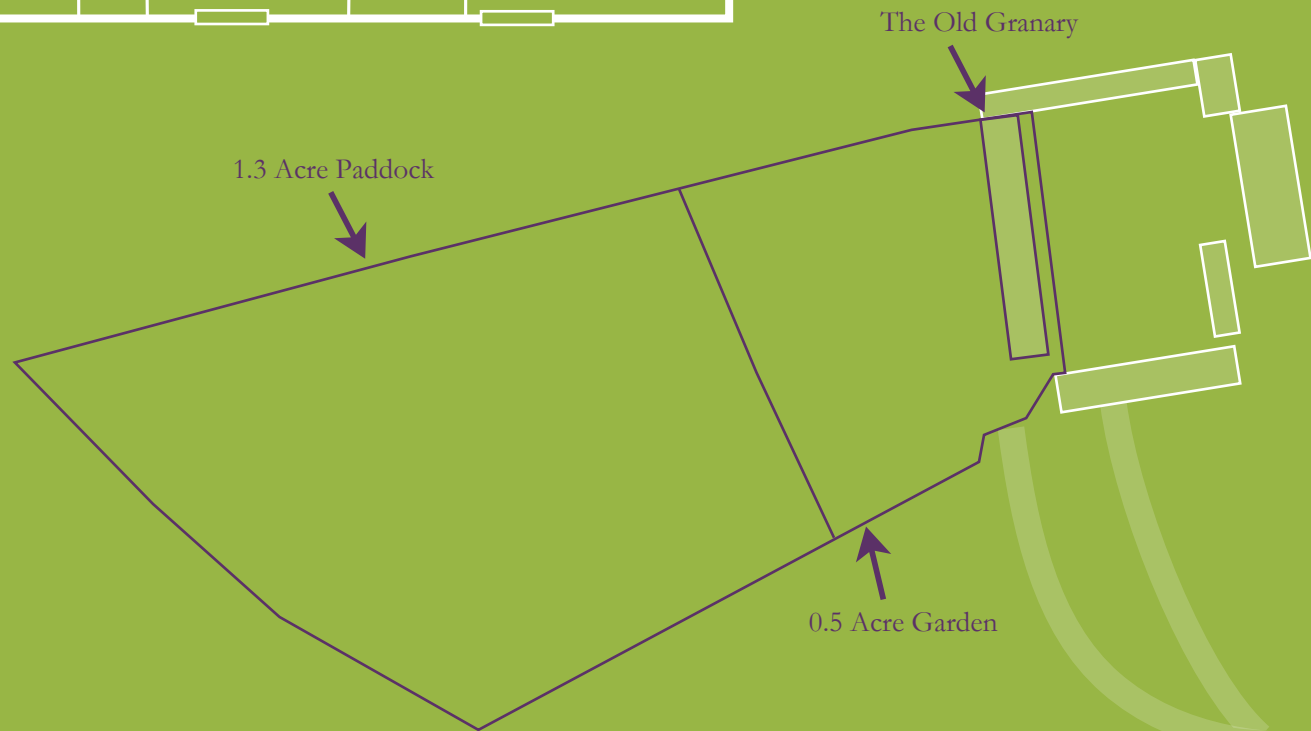
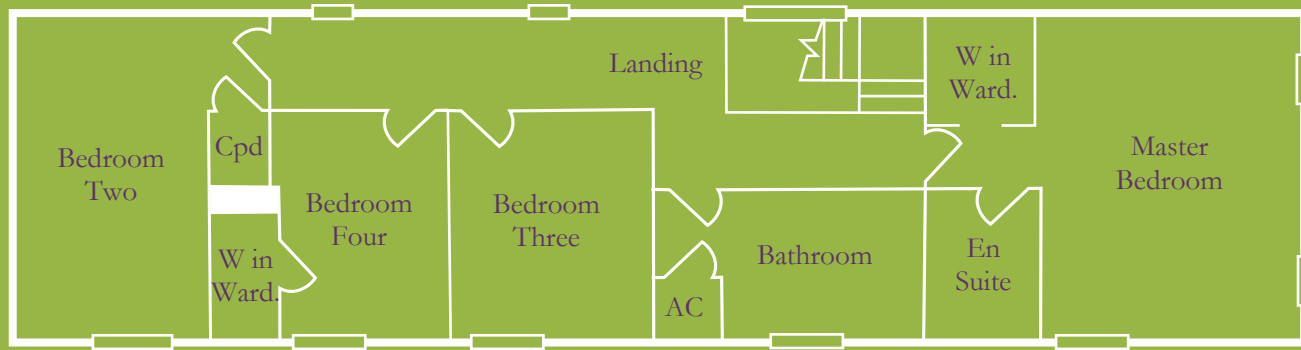
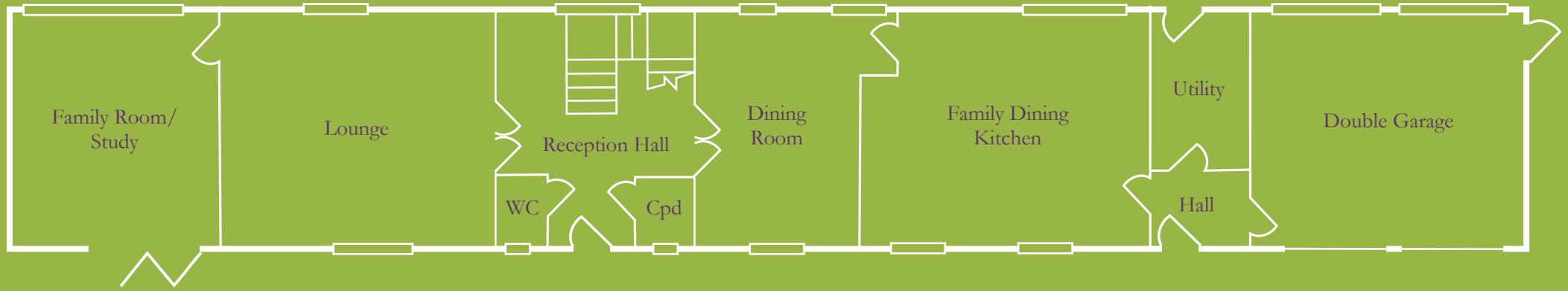
Having a window to the front aspect and a door into a useful **Walk in Wardrobe**

Family Bathroom 3.86 x 2.21m (approx 12'8 x 7'3)

Another modern suite comprises wash basin set to vanity unit, WC, bathtub and double shower, with a window to the rear, tiled flooring and splash backs, chrome heated towel rail and a fitted **Airing Cupboard** housing the hot water cylinder









Outside

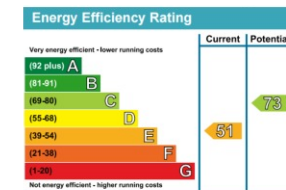
The Old Granary is set on the outskirts of Tutbury in a secluded spot overlooking open countryside views. From Belmont Road, a driveway shared with one other property leads to gated access which opens into a generous driveway which provides ample parking and turning space for a number of vehicles. There is access into the **Double Garage** and gated access also leads to the shared courtyard at the rear for maintenance purposes. This courtyard is jointly owned by the four properties backing onto it, each of which owns a defined area adjacent to their property

Double Garage 6.08 x 5.22m (approx 19'11 x 17'1)

With manual double doors to the front, power, lighting, a courtesy door to the side aspect and windows to the rear. There is planning permission for the garage to be converted into a self contained one bedroom annexe and for a new detached garage to be built off the driveway

Gardens & Land

The generous gardens extend to a superb **0.5 Acre**, being laid to established lawns and mature foliage and trees. Gated access opens into the **1.3 Acre Paddock** and the property benefits from exterior lighting and water



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 2014 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.