



Hall Farm, Church Road, Rolleston on Dove, DE13 9BG



Set beyond a secure gated entrance is Hall Farm, a beautifully presented detached Victorian villa benefitting from an exceptional standard of finish, three/four bedrooms and deceptively spacious accommodation including a stunning open plan kitchen and a purpose built self contained bedroom annexe. Originally dating back to 1890s where it was part of the Moseley Estate, Hall Farm has been completely refurbished to a superb specification in recently years with upgrades to include a new roof, rewiring, a new central heating system and boiler, high grade insulation, new windows and a complete internal refit. The property benefits from full service remote operational systems including Cat 6 cabling throughout, remote controlled

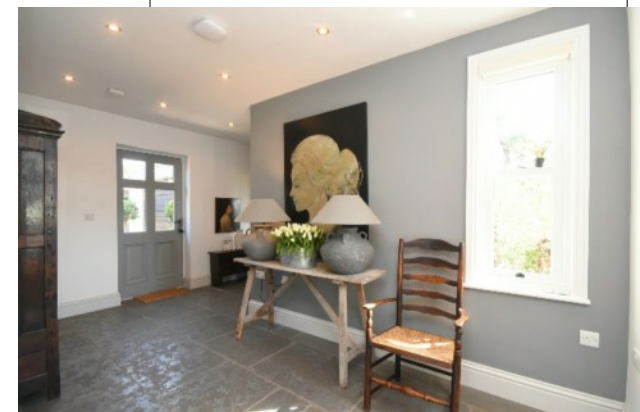
blinds network-controlled exterior lighting, Heatmiser heating system and a Total Control Aga to the kitchen. Hall Farm is also serviced by mains gas central heating with limestone flooring and under floor heating throughout the ground floor.

The interiors comprise briefly reception hall, impressive drawing room, top specification kitchen with walk in pantry and open plan family and dining rooms, cloakroom and a versatile study/occasional bedroom with en suite to the ground floor, with two double bedrooms (one with walk in wardrobe) serviced by a luxury family bathroom to the first floor. Outside, the generous plot is accessed via a gated driveway and Hall Farm

enjoys open views over fields and woodland to the side. The immaculately tended gardens extend to three sides of the property and there is a fabulous bespoke built Orangery to one side. Also within the grounds is a barn which has been converted to create a self contained annexe comprising entrance hall, open plan living kitchen, a large double bedroom and shower room. The annexe is linked to the property and could be remodelled to create additional bedroom space is required.

Hall Farm lies on the outskirts of Rolleston on Dove, within a short walk of an excellent range of amenities including popular pubs, a church, Co-op, butchers, cricket club and post office. A bus runs from the village to

independent schools including Derby High and Denstone and the property lies within the catchment for John of Rolleston Primary which feeds into De Ferrers Academy. The recently opened John Taylor Free School is also within easy reach. Further amenities are available within the historic village of Tutbury, home to a medieval Castle, an array of cafes and country pubs, an opticians, dentists and a general store and the village is well placed for commuter travel along the A38 and A50 to local areas such as Derby, Birmingham and Nottingham. Rail travel is readily available from Hatton (to Derby), Burton (to Birmingham) and Lichfield (to London) and East Midlands and Birmingham International airports are both within an easy drive.



- Elegant Detached Victorian Villa
- Fully Refurbished to Exceptional Specification
- Peaceful Position with Countryside Views
- Impressive Drawing Room
- Open Plan Living Kitchen with Dining Room
- Reception Hall & Cloakroom
- Study/Guest Bedroom with En Suite
- Master Bedroom with Walk in Wardrobe
- Second Bedroom & Luxury Family Bathroom
- Gated Entrance to Secluded Plot
- Detached One Bedroom Annexe
- Bespoke Built Orangery
- Immaculately Landscaped Gardens
- Well Placed for Schools & Commuter Routes

Reception Hall

With dual aspect doors to two sides, this spacious hallway has limestone flooring which extends throughout the ground floor, staircase rising to the first floor accommodation and character stripped pine doors opening into:

Drawing Room 6.37 x 4.75m (approx 21'10 x 15'7)

A most impressive and elegantly presented reception room having bay window to the side enjoying an open outlook, further sash window to the rear and intricate plasterwork to the coving. A carved mantelpiece houses a gas living flame open fireplace

Open Plan Living Kitchen 4.67 x 3.89m (approx 15'3 x 12'9)

The **Kitchen** comprises a bespoke range of base units and an island having Silstone Calacatta quartz work surfaces over, housing an inset ceramic sink, Total Control gas fired Aga and two integral dishwashers. The larder fridge and freezer are included in the sale and a sliding door opens to a **Walk in Pantry** with automatic lighting which provides further storage space. The kitchen has a window to the side aspect, tiling to splash backs and a breakfast bar to one side of the island unit. The kitchen opens into the **Family Room**, where bifold doors lead out to the front aspect and there are fitted floor sockets to allow for flexible furnishing. Opening into:

Dining Room 10.28 x 3.54m (approx 33'8 x 11'10)

A stunning space featuring vaulted ceilings with skylights providing plenty of natural light, bifold doors extending the length of the room leading out to the gardens, a window to the side and an original cast range which has been beautifully restored



Study/Guest Bed 2.95 x 2.37m (approx 9'7 x 7'9)
With double doors opening to the side aspect and a sliding door into:

En Suite 2.13 x 0.99m (approx 6'11 x 3'2)
Fitted with wash basin and wall hung WC set to vanity units and a shower, with tiled splash backs and a heated towel rail

Cloakroom
Fitted with wash basin and wall hung WC set to vanity units and having a window to the side

Stairs rise to the **First Floor Landing** where doors open into:

Master Bedroom 4.7 x 3.76m (approx 15'5 x 12'3)
A spacious principal bedroom having windows to two sides enjoying rural views. An opening leads into a useful **Walk in Wardrobe** 3.48 x 1.56m (approx 11'5 x 5'1), having automatic lighting

Bedroom Two 4.03 x 3.88m (approx 13'2 x 12'8)
Another generous bedroom having dual aspect windows and a door to a **Walk in Wardrobe** with automatic lighting. Also within this room are two large double cupboards, one of which houses hanging space and the Vaillant wall mounted boiler and the other housing provisions for both a washing machine and tumble dryer

Luxury Bathroom 3.45 x 3.42m (approx 11'2 x 11'4)
Finished to the highest standard, the bathroom comprises a Silestone quartz vanity houses twin moulded sinks with heated vanity mirror above, wall hung WC, bidet, freestanding bathtub and a remote controlled walk in shower, with tiled flooring, tiled walls, dual gas and electric heated towel rails and a sash window to the side



Self Contained Annexe

This superb detached **Barn** has been converted into accommodation ideal for use as a guest suite, as a home for a dependent relative or for use as an Air BnB type rental. The barn is attached to Hall Farm and could easily be utilised to create additional accommodation for the main house. The front door opens into:

Entrance Hall

Having tiled flooring and doors opening into:

Open Plan Living Kitchen 7.31 x 2.95m (approx 23'11 x 9'8)

This spacious living area comprises a quality fitted kitchen and living/dining area with vaulted ceilings and ceramic tiled flooring throughout. The kitchen is

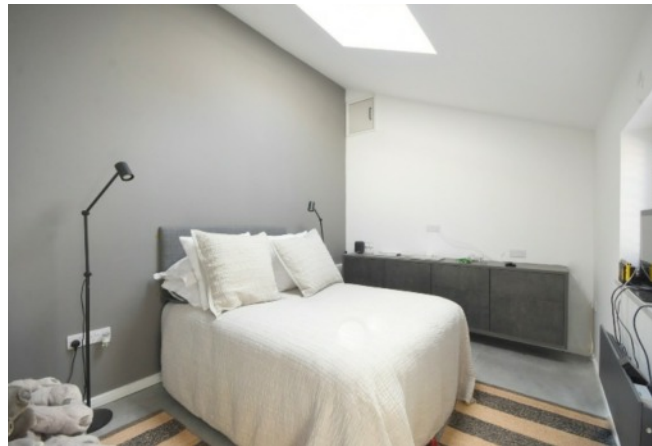
fitted with gloss wall and base units having Silestone quartz worktops over, housing an under mounted ceramic sink and integral appliances including oven, induction hob with built in down draft extractor, fridge, freezer, dishwasher and washer/dryer, and there are windows to the front aspect and skylights

Double Bedroom 3.79 x 2.91m (approx 12'5 x 9'6)

Having a window to the front and a vaulted ceiling

Shower Room 2.29 x 1.9m (approx 7'6 x 6'2)

Comprising a contemporary suite having wash basin and WC fitted to vanity units and a walk in shower, with tiled flooring, tiled walls, a skylight and a heated towel rail









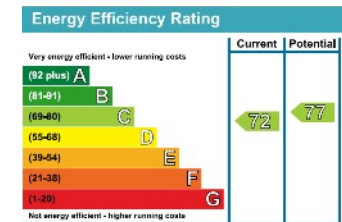
Outside

Hall Farm is set on the outskirts of the village beyond electric gates and a driveway owned by the property. The entrance enjoys a rural outlook over fields and countryside and a character brick wall flanks one side of the driveway. There is ample parking to two aspects provided by a gravel driveway near the **Barn** and a tarmac drive on the opposite side where there is access into the **Reception Hall**. From the driveway, gated access leads into a lawned garden edged with neatly maintained borders and there are further lawned gardens to the front and side of the property

Orangery 6.24 x 4.72, 3.25m (approx 20'5 x 15'5, 11'6)

This superb space has been bespoke built using reclaimed materials including brickwork and quarry tiles from the original house. The Orangery creates a superb alfresco entertaining space or additional reception room and features a cast iron pellet stove and a pleasant outlook up the driveway towards the entrance

Please Note: One neighbour has a right of way over the drive



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.