



Meadowsweet Cottage, Bretby Hall, Staffordshire, DE15 0QQ

A spacious character town house situated within the prestigious complex of Bretby Hall. Benefiting from its own private access and gardens, Meadowsweet Cottage has been remodelled by the current vendors to make excellent use of the space provided, by adding a further bedroom and extending the kitchen into the dining area. In addition, to the spacious dining room and kitchen there is a lounge and cloakroom to the first floor, two double bedrooms and a further single room, bathroom and en suite to the first floor and an additional double bedroom to the second floor. To the exterior, the property benefits from not only three allocated parking spaces and visitors parking but also a single garage, gardens to the interior of the hall and cellar space. Finished with double height ceilings and character sash windows, this immaculately presented home is the ideal opportunity for those wanting to be part of

the prestigious Grade II listed Bretby Hall in a slightly more private location.

Bretby Hall is located at the top of a private road flanked by woodland, lakes and open fields, situated in a rural location within close proximity to Burton on Trent, a town providing useful amenities in the way of leisure and shopping. The property is also conveniently situated for access to the A38. The Hall is just 5 miles from the centre of Burton, 12 miles from the commercial city of Derby, less than 8 miles from Ashby de la Zouch, and 13 miles from Coalville. Surrounding areas provide an accommodating range of facilities and are within close reach both through driving and regular public transport links. The A50 is within close proximity, giving access to Ashbourne, Uttoxeter, Nottingham and further afield.

- **Grade II Listed Town House**
- **Entrance Hall**
- **Generous Lounge**
- **Dining Room**
- **Extended Kitchen**
- **Cloakroom**
- **Four Bedrooms**
- **En Suite to Master**
- **Bathroom**
- **Front Gardens**
- **Allocated Parking**
- **Single Garage**
- **Cellar Space**
- **Stunning Rural Approach**

Entrance Hall

A door from the front paved pathway gives access into this useful space, with tiled flooring, two fitted storage cupboards and a door into:

Lounge 6.12 x 4.04m (approx 20'00" x 13'03")

A generous reception room showcasing character high ceilings, a window to the front aspect and a fitted electric fire. Doors off to the **Inner Hall** and:

Dining Room through to **Kitchen** 6.27 x 3.54m (approx 20'06" x 11'07")

A stunning family space having been remodelled by the current vendors to create a spacious dining room through to an extended kitchen. Having window with stone surround to the front and a period style fire grate with granite hearth. To the far end there are wall and base units coordinating with those of the

kitchen having tiled splash backs, tiled flooring, space for an American style fridge freezer and a useful pantry storage space. Doorway through to:

Kitchen 4.87 x 1.7m (approx 15'11" x 4'07")

Having further wooden wall and base units with granite worktops over, inset Belfast sink and integral appliances including dishwasher and washing machine and space for a range cooker (current Stoves cooker as negotiation). Having tiled splash backs, tiled flooring, two sash windows overlooking the Bretby Hall courtyard and door off to:

Inner Hall

Having stairs ascending to the first floor and doors into the **Lounge** and:

Cloakroom

Having fitted wash basin, WC, tiled splash back and tiled flooring





First Floor

Landing

There is a spacious airing cupboard at the half landing, with further stairs ascending to the main landing and up to the second floor, a sash window overlooking the courtyard and doors off to:

Master Bedroom 4.74 x 4.65m (approx 15'06" x 15'03")

A spacious master bedroom having window to the front aspect, exposed beams and rafters and steps up to the **Landing**. With a door off to:

En Suite 2.1 x 1.48m (approx 6'10" x 4'10")

Fitted with a white suite comprised of pedestal wash basin, WC and double shower cubicle, with half tiling to walls and exposed beams

Bathroom 2.03 x 1.72m (approx 6'08" x 5'07")

Having a modern three piece suite comprising pedestal wash basin, WC and bathtub with shower attachment, tiling to walls and a sash window overlooking the courtyard

Inner Landing

Steps lead down to the landing with doors off to:

Bedroom Three 3.1 x 3.03m (approx 10'02" x 9'11")

Another good sized double, with window to the front aspect

Bedroom Four 3.19 x 1.56m (approx 10'05" x 5'01")

Having a skylight and the useful addition of a fitted child's single bed which folds up to create further floor space and presents a fitted TV to the underside

Second Floor

Landing

With doors off to a good sized storage space, out to a fire escape and into:

Bedroom Two 4.06 x 3.99m (approx 13'03" x 13'00")

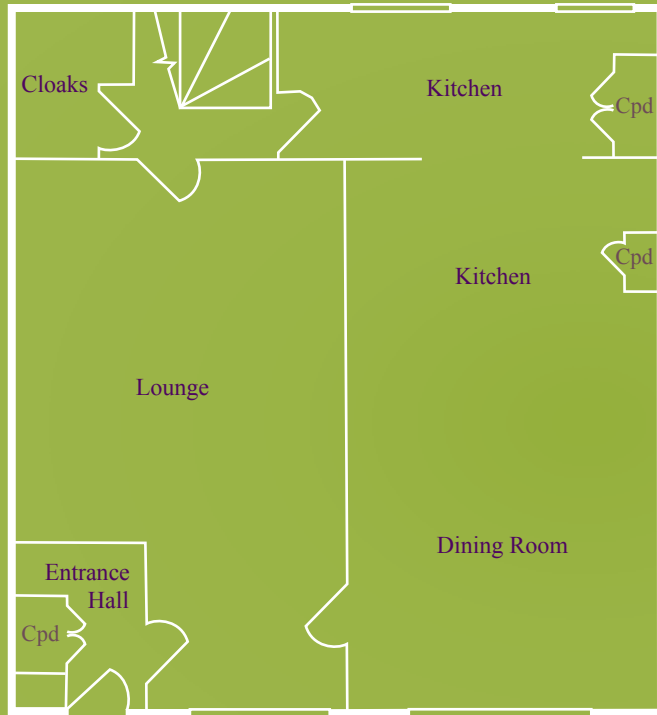
A further double bedroom having period style painted fire surround and a sash windows overlooking the courtyard to Bretby Hall



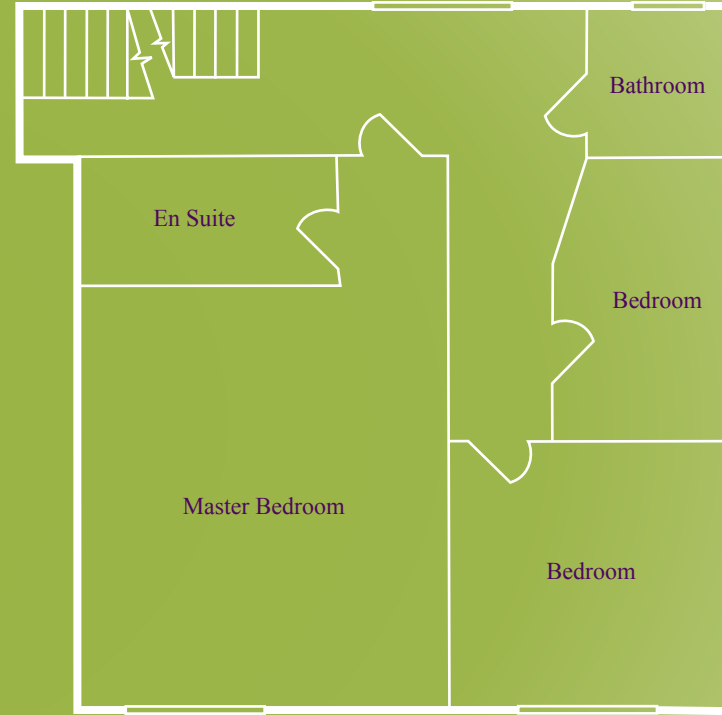




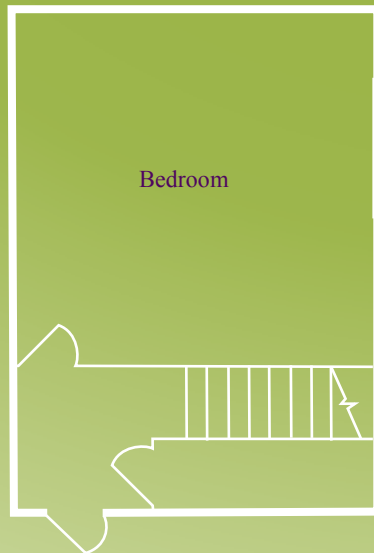
Ground Floor



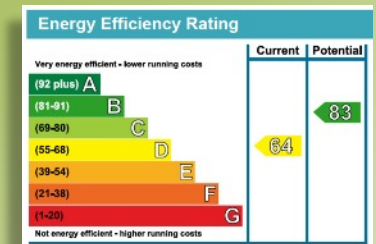
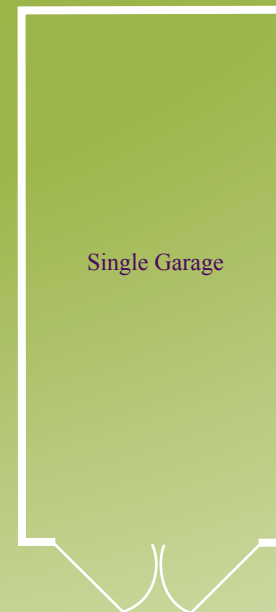
First Floor



Second Floor



Outside





Outside

Bretby Hall enjoys stunning views over rolling countryside from all aspect with a private access lane leading through parkland boasting scenic views of lakes, woodlands and farmland to the Hall. Meadowsweet Cottage has **Three Allocated Parking Spaces** to the exterior of the hall (including one to the front of the **Garage**) as well as additional visitors parking. Secure gates give access to a handful of homes situated to the rear of the Hall, being the select few with private access, gardens and garaging

Single Garage 6.12 x 3.0m (approx 20'00" x 9'08")

Having manual double doors to the front aspect, power and lighting and a parking space to the fore of the garage

Access & Gardens

A paved pathway leads to the property, having a private front door giving access to the Entrance Hall. To the front there are lawned gardens with neatly presented borders and hedges to the sides. A gravel entertaining area is situated to the far end, with character brick walls to either side of large double gates. Gardens with exterior power and lighting. To add further storage space the property also owns a share of the **Cellar Space** below the Hall, ideal for storage of bikes and outdoor equipment

Please Note: This property is subject to management fees of approximately £3,000 per annum. The property is also being sold with a share of the Hall's freehold – please enquire for more information

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.

The Property Misdescriptions Act 1991: 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.