



Hall Farm 57 Church Road, Rolleston on Dove, Staffordshire,  
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.

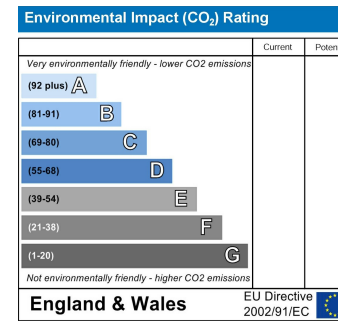
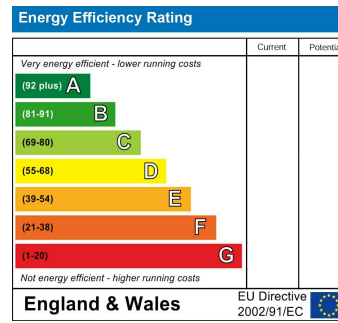
The interiors comprise briefly reception hall, impressive drawing room, top specification kitchen with walk in pantry and open plan family and dining rooms, cloakroom and a versatile study/occasional bedroom with en suite to the ground floor, with two double bedrooms (one with walk in wardrobe) serviced 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 reclaimed greenhouse 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.

- **Elegant Detached Victorian Villa**
- **Peaceful Position with Countryside Views**
- **Immaculately Landscaped Gardens**
- **Impressive Drawing Room**
- **Open Plan Living Kitchen with Dining Room**
- **Study/Guest Bedroom with En Suite**
- **Master Bedroom with Walk in Wardrobe**
- **Second Bedroom & Luxury Family Bathroom**
- **One Bedroom Annexe**
- **Well Placed for Commuter Routes & A38**



Hall Farm lies on the outskirts of Rolleston on Dove, within a short walk of an excellent range of amenities including popular pubs the Spread Eagle and Jinnie Inn, St Mary’s church, a 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 (direct to Derby), Burton (direct to Birmingham) and Lichfield (direct to London) and the East Midlands and Birmingham International airports are both within an easy drive.

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**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.