



**The Malthouse,** Malthouse Lane, Foston, DE65 5PU





Enjoying an idyllic position along a rural lane is The Malthouse, an immaculately presented detached country home showcasing versatile and spacious accommodation with annexe/ Air BnB potential, six bedrooms and a generous plot including a 1.2 acre paddock. Having been substantially remodelled and extended, The Malthouse offers oversized living accommodation ideal to suit a growing family and showcases reclaimed and original character throughout alongside a high specification finish. The layout has been thoughtfully designed to create not only a stunning family home but also to maintain the original 1820s cottage as extended living space, a guest house/rental property, home office suite or a separate home for co-habiting

families. The gardens and paddock are bordered by rural woodland and fields, and the property enjoys attractive views over surrounding countryside.

The ground floor interiors comprise briefly reception hall, sitting room, open plan dining kitchen, family room, study, boot room, laundry and cloakroom to the main part of the house, with two further reception rooms within the old part of the cottage offer ideal space for use as an annexe, Air BnB or independent family home. To the main property are three double bedrooms and a family bathroom with the master benefitting from a Juliette balcony and a luxury en suite bathroom. To the original cottage are three

further bedrooms and an en suite bathroom, with a further shower room set to the ground floor. Outside, the generous 0.7 acre formal grounds include generous lawned gardens, ample parking, a single garage/gym and oak framed coach house, with a gated paddock set off the road extending to 1.2 acres.

The Malthouse lies in the rural hamlet of Foston, a location well placed for local amenities, commuter routes and for access to leisure attractions including the Peak District National Park. The property lies part way between the villages of Hilton and Tutbury which both offer excellent amenities including shops, pubs, supermarkets/convenience stores and the historic Tutbury Castle, and

local Hatton is home to a Co-Op and rail station providing links to Derby, Stoke and Crewe. There are also a range of equestrian centres in the area including Eland Lodge and Field House. Well placed for local commuter routes, the A50 is just a few minutes' drive from the property and gives swift access to Derby, Nottingham and Stoke and the International Airports of East Midlands, Birmingham and Manchester are all within an easy drive. The A50 also gives access to the A515 to Ashbourne, where the Peak District National Park and stunning scenery, walking and equestrian routes are offered.



- Impressive Character Country Home
- Idyllic Rural Setting & approx 2 Acre Plot
- Extended & Beautifully Remodelled
- Ideal Home Office/Annexe space or Two-Family Home
- Open Plan Dining & Living Kitchen
- Four Further Reception Rooms
- Study, Conservatory & Laundry Room
- Reception Hall, Cloakroom & Boot Room
- Six Bedrooms (Five Doubles)
- Two En Suites, Bathroom & Shower Room
- Large Garage/Gym & Ample Parking
- Oak Framed Coach House
- 0.7 Acre Gardens & 1.2 Acre Paddock
- Full Double Glazing
- Well Placed for Commuter Routes, Rail Travel & Airports

**Reception Hall** 6.94 x 4.95, 2.28m (approx 22'9 x 16'3, 7'5)

An impressive welcome to this individual country residence, having natural stone flooring with underfloor heating, staircase rising to the first floor and doors opening into:

**Lounge** 5.63 x 4.9m (approx 18'5 x 16'0)

A spacious reception room having double doors to the side, window to the rear with garden views, exposed beams and traditional bespoke fitted storage. A carved stone fireplace houses a wood burning stove



**Family Dining And Living Kitchen** 9.35 x 4.57m  
(approx 34'8 x 14'11)

This stunning space comprises a formal dining space, bespoke fitted kitchen and versatile study/play area. The bespoke Tom Howley **Kitchen** comprises an expansive range of painted full height and base units with oak inners and quartz worktops over home to traditional larder stores, pull-out pan drawers and a refuse/recycling cupboard. A double inset sink is set to one side, there is space for an American fridge freezer and integral appliances include two dishwashers, a fan oven and microwave, and a character recess houses a electric Aga which is included in the sale. Limestone flooring extends throughout having underfloor heating and the kitchen has double doors out to the gardens, windows to the front and exposed beams. An alcove currently used as a study is ideal for further storage, a TV room or a play area for smaller children. A door opens to a spacious **Walk In Pantry** having a range of fitted shelving. Steps rise from the **Dining Area** giving access into:



**Family Room** 8.56 x 4.66m (approx 28'0 x 15'3)

Another oversized reception room offering versatile potential uses as a sitting room, playroom or formal dining space. There are dual aspect windows to the front and rear and this room showcases a wealth of historic and reclaimed beams. A door from the **Family Room** opens into the original **Entrance Hall** to the 1820s cottage which is ideally positioned to be utilised as a private entrance for an Air BnB, guest house, self contained office suite or ancillary accommodation

**Study** 3.55 x 2.89m (approx 11'7 x 9'6)

With a window to the front aspect

**Laundry Room** 6.56 x 3.36m (approx 21'6 x 11'0)

An oversized utility room having a range of base and full height units with butcher block oak worktops over housing spaces for appliances including fridge, freezer, washing machine and tumble dryer. A door with panels opens out to the driveway; there is tiled flooring throughout and doors open into the shower/cloakroom and garage



**Boot Room** 3.48 x 1.76m (approx 11'5 x 5'9)

Housing ample storage space for coats and shoes and a wet room style shower

**Cloakroom**

Fitted with pedestal wash basin, WC, tiled flooring and a window to the rear



Laundry Room





Family Room

Reception Hall



The main **Galleried Landing** features a skylight, a window to the side fitted storage and a double width Airing Cupboard. Doors open into:

**Master Suite** 5.69 x 4.59m (approx 18'7 x 15'0)  
A stunning principal bedroom having windows to the front and glazed double doors opening to a Juliette balcony with views over the gardens. Doors open into:

**Dressing Room** 2.72 x 2.19m (approx 8'11 x 7'2)  
Fitted with a bespoke range of wardrobes, drawers and storage and having a skylight

**En Suite** 4.56 x 4.35m (approx 14'11 x 14'3)  
Fitted with a bespoke marble topped twin basin vanity unit housing storage below, WC, oversized shower and claw foot double ended bathtub, with tiled flooring, under floor heating, tiled splash backs, a heated towel rail and dual aspect windows

**Bedroom Two** 5.43 x 4.15m (approx 17'9 x 13'7)  
A spacious bedroom having window to the rear and a door opening into:

**Walk in Loft Store** 6.78 x 3.69m (approx 22'3 x 12'1)  
Having two skylights and ample storage space. Water feeds and the waste has already been installed in this room to allow for the addition of an en suite if desired

**Bedroom Three** 4.92 x 3.63m (approx 16'1 x 11'10)  
A third generous double room having a window to the rear with pleasant garden views

**Family Bathroom** 3.18 x 2.55m (approx 10'5 x 8'4)  
Comprising a traditional Savoy wash basin, WC and bathtub with shower unit over, with tiled splash backs, LVT flooring, chrome heated towel rail and two skylights



En Suite



Family Bathroom



Views from Master Suite Juliette Balcony



Bedroom Two



Bedroom Three





To the original part of the cottage, a walled courtyard with gated access onto the lane at the front gives access to a glazed front door into:

#### Entrance Hall

With exposed beam, vaulted ceiling with skylight and doors opening into the original pantry which is currently used as storage and:

#### Snug 4.05 x 4.1m (approx 13'5 x 13'3)

A character space ideal as a living room for ancillary accommodation, having a door out the garden, staircase rising to the first floor with storage beneath, a window to the side and Inglenook style fireplace. Door opening into:

#### Sitting Room 5.93 x 4.09m (approx 19'5 x 13'5)

Formally used as a home office, this spacious sitting room would be ideal for conversion into a dining kitchen for the annexe accommodation or Air BnB. or for the Annex or a home office. A wood burning stove is set to stone hearth and there are windows to two sides and a door opening into:

#### Conservatory 5.25 x 3.9m (approx 17'2 x 12'9)

With tiled flooring, pleasant views over the gardens and two sets of double doors giving access to the rear aspect

#### Shower Room 2.51 x 1.6m (approx 8'2 x 5'3)

Accessed from the **Entrance Hall**, this shower room comprises a wash basin with marble top set to vanity unit, WC and shower, with tiled splash backs, tiled flooring, an exposed beam and a skylight



Sitting Room



Conservatory



From the **Snug** in the original cottage, stairs rise to the first floor **Landing** where there are exposed beams, a skylight and doors opening into:

**Bedroom Four** 4.16 x 4.09, 3.28m (approx 13'7 x 13'5, 10'9)

Another double room having a window to the front and fitted wardrobes. A door opens to:

**En Suite** 4.22 x 2.06m (approx 13'10 x 6'9)

Comprising a traditional Savoy wash basin, WC and bathtub with shower unit over, with tiled flooring, tiled splash backs and an obscured window to the front

**Bedroom Five** 4.04 x 4.02m (approx 13'3 x 13'2)

A fifth double room having a vaulted ceiling, windows to two sides and exposed beams

**Bedroom Six** 3.65 x 2.47m (approx 11'11 x 8'1)

With an original exposed beam and a window to the side

Bedroom Four



Bedroom Five



En Suite

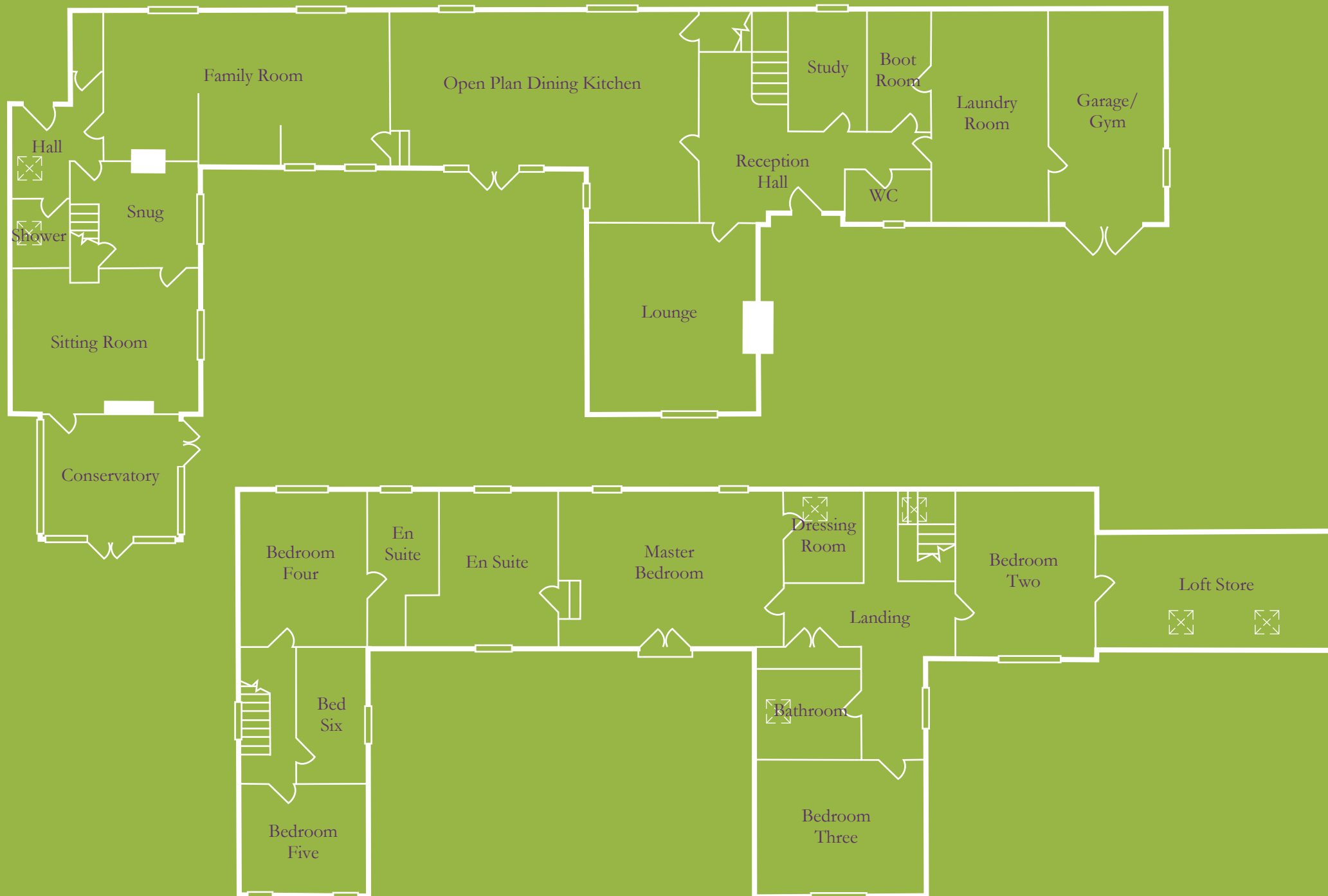




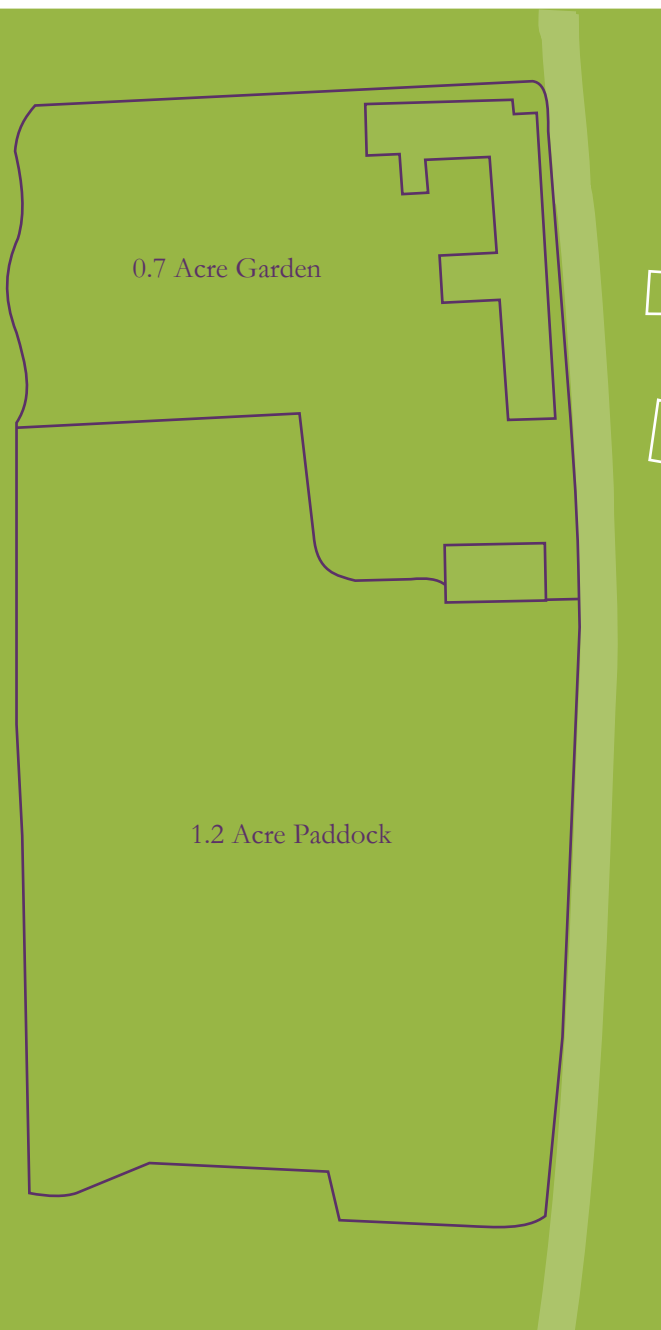












## Outside

The Malthouse lies along a peaceful country lane home to similar character and rural homes. Gated access opens into the generous driveway where a central border provides a circular 'In and Out' entrance and exit. There is gated access into the paddock and gardens as well as access into:

## Garage/Gym 6.65 x 3.42m (approx 21'9 x 11'2)

Ideal for use as a home gym, having manual entrance doors, power, lighting, a window to the side and a range of fitted wall and base units. Just outside the garage there is an electric vehicle charger point

## Triple Bay Coach House

This impressive oak framed car port offers parking for three vehicles and feature power and lighting. To the rear of the coach house are a useful **Garden Store** and **Wood Shed**

## Two Acre Grounds

Enjoying complete privacy to all sides, the **Formal Gardens** are laid to a paved terrace next to the house, lawns and mature foliage and trees. The garden backs onto agricultural fields and the lawns lead onto the **Paddock** which totals around **1.2 Acre** and is bordered by mature woodland



**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.