



Grange Byre, Main Road, Draycott in the Clay, DE6 5GZ



Set beyond a secluded gated entrance is Grange Byre, an individual detached converted barn showcasing a wealth of character features throughout, four excellent double bedrooms and a generous garden plot including a range of outbuildings ideal for working from home. Dating back to the 1750s, this spacious character home was converted by the current vendors from a derelict farm building, retaining exposed brickwork and beams throughout, cast iron radiators and reclaimed finishes including flagstone flooring. Grange Byre sits on a superb third of an acre plot enjoying privacy to all sides and is serviced by oil fired central heating and double glazed windows.

The interiors are laid over a single level and

comprise briefly reception hall, bespoke dining kitchen, impressive lounge and orangery, with four spacious double bedrooms serviced by a master en suite, bathrooms and dressing room/laundry. Outside, the secure electric gated entrance is shared with one other property and there is a gravel parking area to the front as well as access into the large single garage. The wrap around gardens extend to a generous third of an acre and include formal gardens with Koi and ornamental ponds and a yard housing a range of outbuildings including a gym and an office which offer the ideal space for a home office.

Grange Byre sits on the outskirts of the rural community of Draycott in the Clay, a popular village home to a post office and village shop,

two traditional country pubs also serving food and a Ofsted rated 'Outstanding' Primary School which feeds into the Oldfields Middle and Thomas Alleyne's High School. A superb range of independent schools also lie within the vicinity, including Smallwood Manor, Denstone College, Abbots Bromley and Repton School. More comprehensive facilities can be found in the market town of Uttoxeter where there is a leisure centre and a wide array of shops and supermarkets, and the location is ideal for access to the A515, A50 and A38. The local train station lies within Uttoxeter, there is a public bus route that runs through the village and the International Airports of Birmingham and East Midlands are both within an easy drive.

- Individual Detached Barn Conversion
- Exclusive & Secluded Gated Setting
- Outbuildings ideal for Working from Home
- Wealth of Character Throughout
- Bespoke Dining Kitchen
- Two Impressive Reception Rooms
- Four Excellent Double Bedrooms
- En Suite & Family Bathroom
- Dressing Room & Laundry
- 0.3 Acre Landscaped Gardens
- Large Garage & Ample Parking
- Range of Outbuildings including Office, Gym, Stables & Summer House
- Oil Central Heating & Composite Double Glazing
- Well Placed for Local Leisure Pursuits, Commuter Routes & Amenities



### Reception Hall

An arched front door having reclaimed flagstone flooring, a window to the side and feature brickwork archways into:

**Dining Kitchen** 4.85 x 3.53m (approx. 15'11 x 11'7)  
Bespoke fitted by Osborne of Ilkeston, the kitchen comprises a range of maple wall and base units with pippy oak accents and granite worktops over, housing inset sink with side drainer, recess housing a traditional oil fired Aga and integral appliances including microwave oven, fridge and freezer. There is a fitted bench with space for a dining table and chairs, and the kitchen has exposed brickwork, a window to the rear, reclaimed flagstone flooring and a high level fitted TV. Opening into:

**Lounge** 5.35 x 4.53m (approx. 17'6 x 14'10)  
An impressive reception room having traditional calor gas fired stove set to stone hearth with hand carved sandstone mantelpiece, dual aspect windows and stunning vaulted ceilings

**Orangery** 7.3 x 4.96m (approx. 23'11 x 16'3)  
An impressive reception room enjoying a pleasant outlook over the gardens, having Karndean flooring with under floor heating, a wood burning stove, door out to the side and further double doors out to the gardens

From the **Reception Hall**, a step up leads into the **Inner Hall** where there are doors into two useful cupboards, one housing the boiler and a second which has plumbing and waste installed offering potential to convert into a **Cloakroom**



Set to the rear of the property is a **Hallway** having vaulted ceilings with beams and skylights, leading off into:

**Master Bedroom** 5.07 x 3.5m (approx. 16'7 x 11'5)  
A stunning principal bedroom having window to the front, a skylight and impressive exposed purlins. With private use of:

**En Suite** 3.22 x 2.23m (approx. 10'6 x 7'3)  
Comprising a white suite having wash basin and WC set to a range of vanity units and a double shower, with a heated towel rail, a skylight and a range of mirror fronted fitted wardrobes. A door opens into:

**Dressing Room/Laundry** 4.46 x 2.72m (approx. 14'7 x 8'11)  
This room has been converted from part of the garage and offers a dressing room for the master suite alongside a laundry room. There are a range of fitted wardrobes and storage for the dressing room, and base units house an inset sink and spaces for a washing machine and tumble dryer for the laundry. A door opens into the **Garage**

**Bedroom Two** 4.88 x 3.01m (approx. 16'0 x 9'10)  
A spacious double bedroom having window to the rear aspect

**Bedroom Three** 3.92 x 3.57m (approx. 12'10 x 11'8)  
With a window to the front

**Bedroom Four** 3.29 x 2.98m (approx. 10'9 x 9'9)  
A fourth double bedroom having window to the front and a range of fitted wardrobes

**Family Bathroom** 3.99 x 2.32m (approx. 13'1 x 7'7)  
Comprising a four piece suite having pedestal wash basin, WC, bathtub with fitted TV and separate shower, with tiled splash backs, a heated towel rail, an obscured window and a range of vanity and high level storage





Office in Yard

### Outside

Grange Byre lies beyond secluded electric gates servicing just one additional property. The walled entrance opens into a gravel driveway where there is parking for a number of vehicles as well as access into the garage. Gated access to the side leads to a useful bin store where there is also an outdoor storage shed and in turn into the gardens

**Garage** 5.23 x 4.51m (approx. 17'1 x 14'9)

Having manual entrance doors, power, lighting and a window to the side

### Landscaped Gardens

Extending to a generous size, the rear gardens wrap around Grange Byre, enjoy complete privacy to all sides and have been thoughtfully designed to create various entertaining spaces, a yard with access to an assortment of outbuildings and a gated area ideal to create a secure children's play area. A paved terrace to the rear leads onto shaped lawns, edged with mature borders and a traditional gravelled pathway around the perimeter. There are two walled ponds, one home to Koi carp which are as separate negotiation, with a deck terrace set to the centre having feature lighting. A further walled terrace which enjoys the evening sun offers a further outdoor seating area, and twin arches leads from the formal gardens into a paved yard where there is access into a superb range of outbuildings including a **Summer House, Garden Store, Stable, Office** and a **Gym**. The office and gym feature climate controlled air conditioning units and are insulated to a high standard to allow for year round use. There are double gates leading through the neighbouring farm being ideal for parking of a caravan/motor home/horsebox on the yard. From the gardens, gated access through a character brick wall leads into a grass area housing mature blossom trees, currently housing a gated run for chickens. This part of the garden is also ideal for use as a children's play area or kitchen garden is desired

**Office** 4.47 x 4.03m (approx. 14'8 x 13'3)

**Gym** 5.27 x 3.99m (approx. 17'3 x 13'1)





# EPC & Floor Plan in Progress

**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.