



Forge House, Longford Lane, Church Broughton, DE65 5AJ

Offering superb equestrian facilities is Forge House, a well presented detached countryside home benefitting from spacious living accommodation, four double bedrooms and a two acre plot including stables and paddock land. Having received upgrades to include a new oil fired boiler and refitted en suite, Forge House offers well proportioned accommodation ideal to suit a growing family needing additional space to work from home as well as potential for equestrian use. The interiors comprise briefly reception hall, two reception rooms, open plan family dining kitchen, utility and boot room to the ground floor, with four double bedrooms to the first floor serviced by a family bathroom. The master bedroom also benefits from a refitted

en suite and dressing room. Outside, double gates open into the driveway where there is parking for a number of vehicles and access into the double garage via electric doors. The plot extends to two acres and is laid to formal gardens, two paddocks and a further gated garden with woodland, and five stables and further outbuildings offer excellent potential for a smallholding or private equestrian use.

Forge House lies in a picturesque setting just minutes from the rural village of Church Broughton. The village is situated within scenic Derbyshire countryside and plays host to the popular Holly Bush public house and restaurant, a Church of England primary school and a pretty village church. Further

amenities can be reached in nearby Sudbury, home to the prestigious National Trust stately home Sudbury Hall, in the historic village of Tutbury and in Hatton where there is a rail station giving links to Derby and Nottingham. Uttoxeter offers additional supermarket and convenience facilities as well as the renowned Racecourse. Outdoor pursuits are easily accessible in the Derbyshire Dales and Peak District which are a convenient 25 minute drive away, and the property is well placed well for travel along the A515, A50 and A38, allowing for swift commuter routes to Uttoxeter, Derby, Birmingham and further afield.

- Detached Countryside Home
- Equestrian Facilities including 2 Acres & Stables
- Idyllic Views to all Aspects
- Two Spacious Reception Rooms
- Open Plan Family Dining Kitchen
- Utility & Boot Room
- Reception Hall & Landing
- Four Double Bedrooms
- Refitted En Suite & Bathroom
- Generous Plot of 2 Acres
- Formal Gardens with Veg Plot
- Stables & Paddock Land
- Gated Access & Ample Parking
- Double Garage & Additional Outbuildings
- Peaceful Rural Setting
- Oil Central Heating with Refitted Boiler



A oak framed gable **Porch** to the rear gives access into:

Reception Hall 5.8 x 2.0m (approx. 19'1 x 6'6)

An attractive welcome to this individual home, having staircase rising to the first floor, herringbone style Kardean flooring and a door into a useful **Boot Room** 2.0 x 1.6m (approx. 6'6 x 5'2) offering ample storage space and storage for coats and shoes. Doors open into:

Lounge 6.43 x 3.6m (approx. 21'1 x 11'9)

A spacious reception room having windows to the side overlooking rural views

Family Room/Study 3.66 x 3.56m (approx. 11'11 x 11'8)

Another well proportioned room ideal as a home office, snug or playroom, having window to the rear and double doors to the side opening out to the kitchen garden

Open Plan Family Dining Kitchen 8.08 x 3.62m (approx. 26'6 x 11'10)

Extending to a superb size, this open plan family space comprises a quality fitted kitchen and formal dining area. The **Kitchen** is fitted with a range of walnut wall and base units with Corian worktops over, housing inset circular sinks, integral dishwasher and a recess housing a Rangemaster American fridge freezer. The central island houses a Rangemaster cooker with induction hob over and there is a window to the side. Kardean flooring extends into the **Dining Area** where a window to the front enjoys views over the gardens.

Utility 2.73 x 1.5m (approx. 8'11 x 4'11)

Having an obscured window to the side, worktop housing an inset sink and spaces for a washing machine and tumble dryer



Stairs rise to the first floor **Landing** 8.6 x 2.0m (approx. 27'9 x 6'5) a generous central landing having window to the rear enjoying open views, two loft access points and access to a large walk in **Laundry Cupboard**. Further doors open into:

Master Bedroom (approx. 13'0 x 11'2)
A spacious double bedroom having window to the rear enjoying idyllic views and an archway leading into a **Walk in Wardrobe** housing fitted wardrobes and storage. The master bedroom has private use of:

Refitted En Suite 2.45 x 1.9m (approx. 8'0 x 6'2)
A modern suite comprising pedestal wash basin, WC and walk in shower, with tiled flooring, tiled splash backs, a chrome heated towel rail and an obscured window to the side

Bedroom Two 3.7 x 3.6m (approx. 12'0 x 11'8)
Another double bedroom having dual aspect windows overlooking the garden and views beyond

Bedroom Three 3.6 x 3.6m (approx. 11'9 x 11'9)
With a window to the side enjoying rural views

Bedroom Four 4.08 x 2.74m (approx. 13'4 x 8'11)
A fourth double bedroom having window to the side with rural views

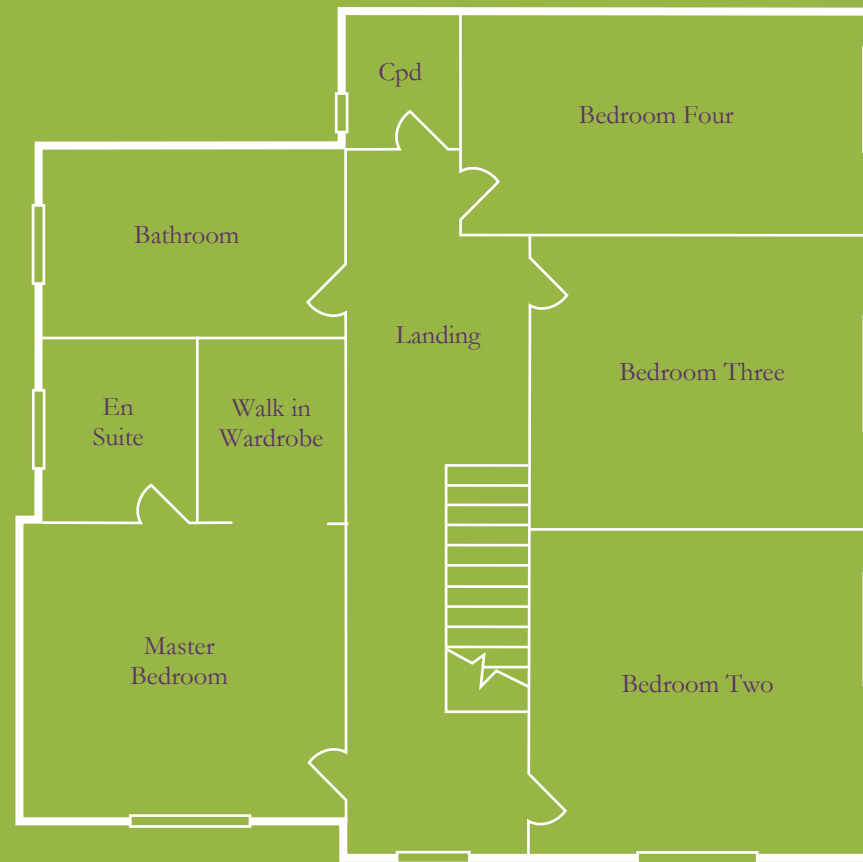
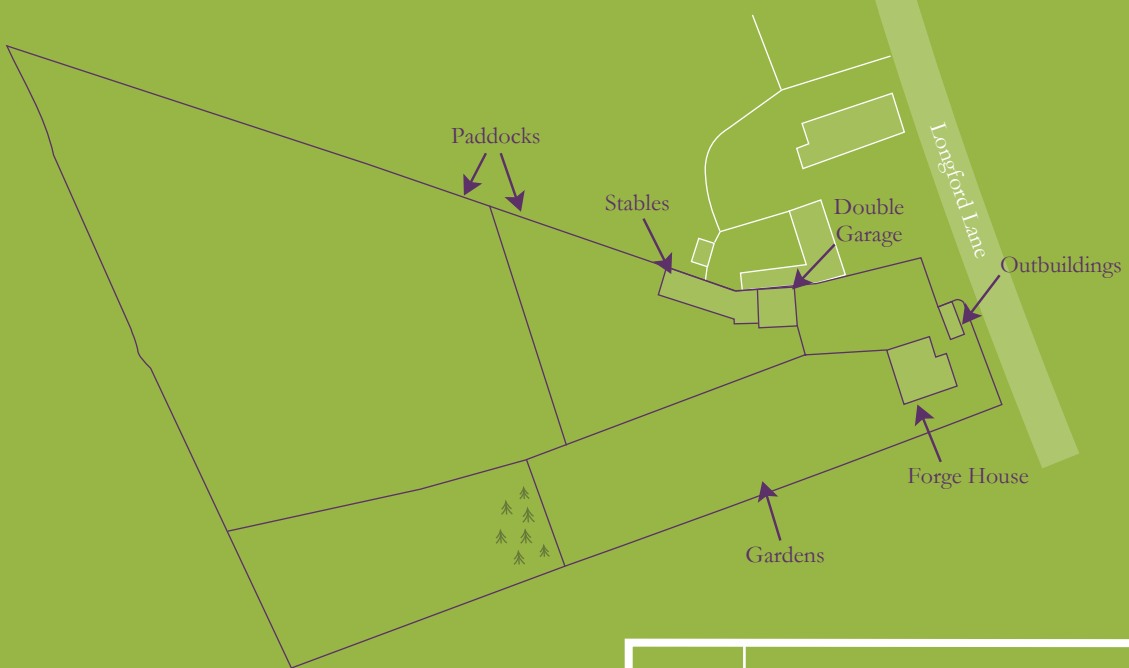
Bathroom 3.6 x 1.8m (approx. 11'10 x 5'10)
Comprising a white suite having pedestal wash basin, WC and bathtub with shower unit over, having lino flooring, tiled splash backs and an obscured window to the side



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		









Outside

Gated access opens from Longford Lane into a generous driveway, having ample parking and turning space for a number of vehicles. Gated access opens to a courtyard at the front of the property having access into the kitchen, and there is further access into two useful **Outbuildings** measuring 4.7 x 3.m (approx. 15'5 x 9'10) and 3.0 x 2.0m (approx. 9'10 x 6'6)

Double Garage 6.06 x 5.6m (approx. 19'10 x 18'4)

Having twin electric roller entrance doors, power and lighting. The garage is split into two bays with an open access between

Gardens

Extending to a generous size, the rear garden is safely enclosed to all sides and measures 0.4 acre. Lawns are edged with mature hedges and fencing and there is an established kitchen garden to one side housing raised beds and a greenhouse

Equestrian Facilities

Accessed via double gates from the driveway is the first of two paddocks which also have access into the **Stable Block**, which houses five looseboxes. There is lighting throughout and there is a water point. There are two fenced grass paddocks and a further fenced paddock housing mature trees lies to the top of the formal gardens



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.