



10 Station Road & Cottage, Rolleston on Dove, DE13 9AA



Enjoying a prominent half acre plot in the heart of Rolleston on Dove is this elegant detached village residence, enjoying generously extended family accommodation, six spacious bedrooms and the superb addition of a three bedroom cottage offering versatile uses as an annexe or for rental income. Showcasing a wealth of character throughout, this individual detached home has been refurbished and remodelled over time to create an impressive yet comfortable family home, highlighting beautiful features dating from the late Victorian era to as far back as the 1600s. This individual home sits well within an established wrap around garden extending to half an acre, with the self contained three bedroom cottage offering a multitude of potential uses and incomes.

The interiors comprise briefly grand reception

hall leading off to reception rooms including a drawing room, study, family room and dining room, all of which benefit from traditional and/or original fireplaces. The modern breakfast kitchen leads into a stunning Orangery, with functional spaces offered through a utility room, boot room, guests' cloakroom and gardeners WC. To the first floor, six bedrooms are serviced by a family bathroom, with the master suite having a private shower room and dressing room. A separate staircase leads down to the ground floor offering potential for independent access to a home office/studio. Outside, the immaculately tended plot is set beyond a regal gated entrance where there is ample parking and access into the triple garage. Within the garden is the beautifully refurbished cottage, which comprises reception hall, lounge,

conservatory, dining kitchen and utility to the ground floor, with three double bedrooms to the first floor serviced by a modern shower room. The formal grounds to the main house could easily be separated to form a private garden and parking area for the cottage, which also benefits from gated access onto Chapel Lane. Both the main house and cottage are serviced by mains gas central heating and full double glazing.

Set in the heart of the desirable village of Rolleston on Dove, the property benefits from easy access to a wide 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. The property lies within the catchment for the village primary school John of Rolleston

Primary which feeds into De Ferrers Academy, the recently established John Taylor Free School lies within a short drive and excellent independent schools can also be found in the area including Repton and Denstone College. Further amenities can be found in the local 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 placed well for access to nearby countryside walks and rambling routes. The A38 and A50 give access to commercial centres including Derby, Birmingham and Nottingham, rail travel is available from nearby Hatton (to Derby) and Burton (to Birmingham) and the International airports of East Midlands, Birmingham and Manchester are within an easy drive.



- Elegant Detached Village Residence
- Beautiful Character & Victorian Features
- Established 0.5 Acre Plot
- Extensive & Versatile Family Accommodation
- Three Bedroom Cottage offering ideal Ancillary Accommodation/Rental Income
- Four Superb Reception Rooms
- Impressive Orangery
- Kitchen with Range Stove
- Utility, Boot Room & Cloakroom
- Six Spacious Bedrooms & Family Bathroom
- Master Dressing Room & En Suite
- Wrap Around 0.5 Acre Formal Gardens
- Triple Garage & Ample Parking
- Separate Gated Entrances to Main House & Cottage
- Desirable Village Setting
- Well Placed for Commuter Routes & Rail Travel

**Reception Hall 5.3 x 2.1m (approx. 17'4 x 6'10)**  
A stunning welcome to this impressive home having staircase rising to the first floor and doors into the **Study, Drawing Room and Family Room**. A door beneath the stairs opens to a **Guests WC** and beneath the carpets is an original Minton floor in need of some restoration

**Orangery** 6.26 x 5.9m (approx. 20'6 x 19'3)

An impressive addition made by the current vendors, this open plan space features a ceiling lantern with electric switch operated opening panel, twin sets of double doors out to the gardens and windows to two sides. Internal double doors lead into the **Family Room** and:

**Breakfast Kitchen** 3.83 x 3.3m (approx. 12'6 x 10'10)

A range of wall and base units topped with Corian worksurfaces house an inset sink with side drainer and an integral dishwasher, and a feature brickwork inglenook houses a gas fired Nobel range cooker. There are windows to the rear, the exposed ceiling beams were reclaimed from the cottage next door, and a central island houses additional workspace and a breakfast bar. Doors open into the **Family Room** and:

**Boot Room** 3.08 x 1.7m (approx. 10'1 x 5'6)

A useful space having storage for coats and shoes, a door to the 'Gardeners WC' and a door out to the side aspect. A second staircase rises to the first floor

**Family Room** 4.5 x 4.3m (approx. 14'9 x 14'0)

A spacious reception room having inglenook fireplace housing a gas fire, exposed beams and a traditional fitted storage. A door leads into:

**Dining Room** 4.16 x 3.46m (approx. 13'7 x 11'4)

Another character reception room having window to the rear, a wealth of exposed beams and a brickwork inglenook housing gas stove. A door leads into:

**Utility/Pantry** 3.05 x 2.67m (approx. 10'0 x 8'9)

Fitted with wall, base and full height units housing an inset sink and spaces for a washing machine, tumble dryer and fridge freezer, with a window to the front and a courtyes door into the **Triple Garage**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



The staircase with original carved banister rises to the traditional first floor **Landing** where there is a sash window to the front aspect and doors lead into:

**Master Bedroom** 3.9 x 3.46m (approx. 12'10 x 11'4)

A spacious bedroom having sash window to the front, door into a **Dressing Room** which is fitted with a range of wardrobes, and a further door into:

**En Suite** 1.74 x 1.7m (approx. 5'8 x 5'6)

Comprising wash basin set to vanity unit, WC and shower, with tiled flooring, tiled walls, an obscured window and a chrome heated towel rail

**Bedroom Two** 4.06 x 3.9m (approx. 13'3 x 12'9)

Another spacious double room having sash window to the front and two double fitted wardrobes

**Bedroom Three** 3.9 x 3.37m (approx. 12'9 x 11'0)

Having exposed beams, a window to the side and fitted wardrobes

**Bedroom Four** 3.6 x 3.35m (approx. 11'9 x 11'0)

Stairs rise to this bedroom, having window to the rear, a fitted walk in wardrobe and a window with pleasant views to the rear at the half landing

**Bedroom Five** 4.7 x 3.6m (approx. 15'4 x 11'9) – max

Another spacious bedroom having private staircase access, a window to the rear and a fitted single bed

**Bedroom Six** 4.6 x 3.3m (approx. 14'11 x 10'9) – max

Another generous bedroom having feature window to the side, skylight and eaves storage. This space has access to a second staircase down to the **Boot Room** and would make an ideal studio/home office

**Bathroom** 4.22 x 3.5m (approx. 13'10 x 11'6)

Comprising a Imperial suite having wash basin set to vanity, WC, shower cubicle and bathtub with spa jets, with half tiling to walls, an obscured window and a heated towel rail. A door opens to a generous walk in **Airing Cupboard** which houses the combi boiler





## The Cottage

**Cottage** Offering superb potential as ancillary accommodation, as a guest house or an rental/Air BnB style income, this attractive cottage has been converted into a charming village home using reclaimed materials from the original farmworkers' cottages which stood on the site. There are double gates opening into a block paved courtyard, and the cottage and courtyard could easily be separated from the main house to be used as self-contained living space

- Charming Character Cottage
- Potential as Annexe/Rental/Air BnB Income
- Sitting Room & Conservatory
- Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Three Double Bedrooms
- Modern Shower Room
- Separate Gated Entrance
- Walled Courtyard & Car Port

### Reception Hall

With stairs rising to the first floor, a door into the **Cloakroom** which is fitted with wash basin and WC, and further doors into:

### Lounge

An attractive reception room having window to the side, a gas fire set to quarry tiled hearth with exposed brickwork surround and double doors into:

### Conservatory

With windows overlooking and double doors out to the paved courtyard

### Dining Kitchen

The **Kitchen** comprises a range of wooden wall and base units housing inset sink with side drainer, integral oven, grill and ceramic hob, and space for a fridge. There is a window to the side aspect the **Dining Area** has a window to the side.

### Utility

With base units fitted with inset sink and housing space for a washing machine, the utility has a window to the side a door out to the courtyard

Stairs rise to the first floor **Landing** where there is fitted storage, a skylight and doors opening into:

### Master Bedroom

4.0 x 3.23m (approx. 13'1 x 10'7)  
A spacious double room having window to the front and two double fitted wardrobes

### Bedroom Two

3.6 x 3.0m (approx. 11'10 x 9'9)  
Having two single fitted wardrobes and twin windows to the front

### Bedroom Three

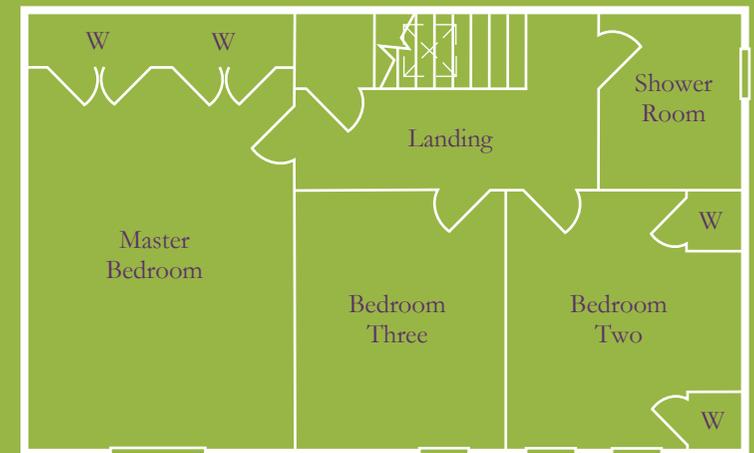
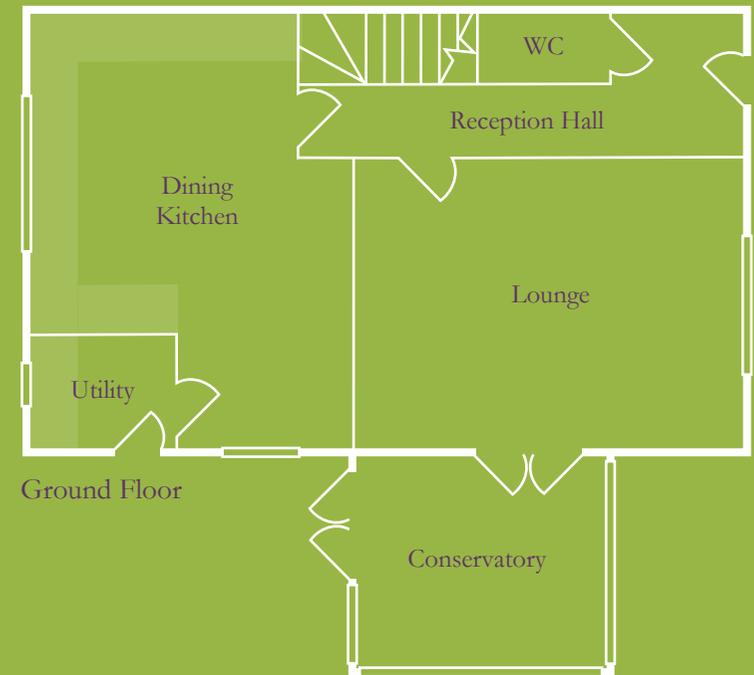
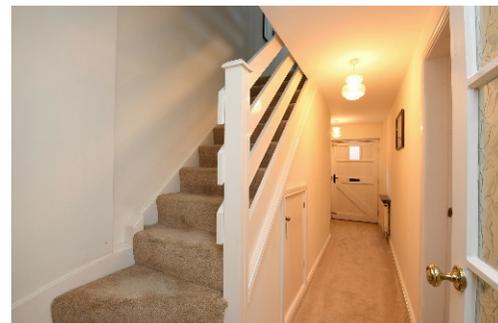
3.3 x 2.63m (approx. 10'9 x 8'7)  
A third double room having window to the front

### Shower Room

1.8 x 1.75m (approx. 10'9 x 8'7)  
Comprising a white suite with fitted wash basin, WC and shower, with tiled flooring, half tiling to walls, chrome heated towel rail and an obscured window

### Outside

Double gates open into the paved courtyard where there is access into the **Utility**. The walled courtyard extends to the side of the cottage where there is a water point and a covered **Car Port**, and pathways lead through to the gardens to the main house



First Floor







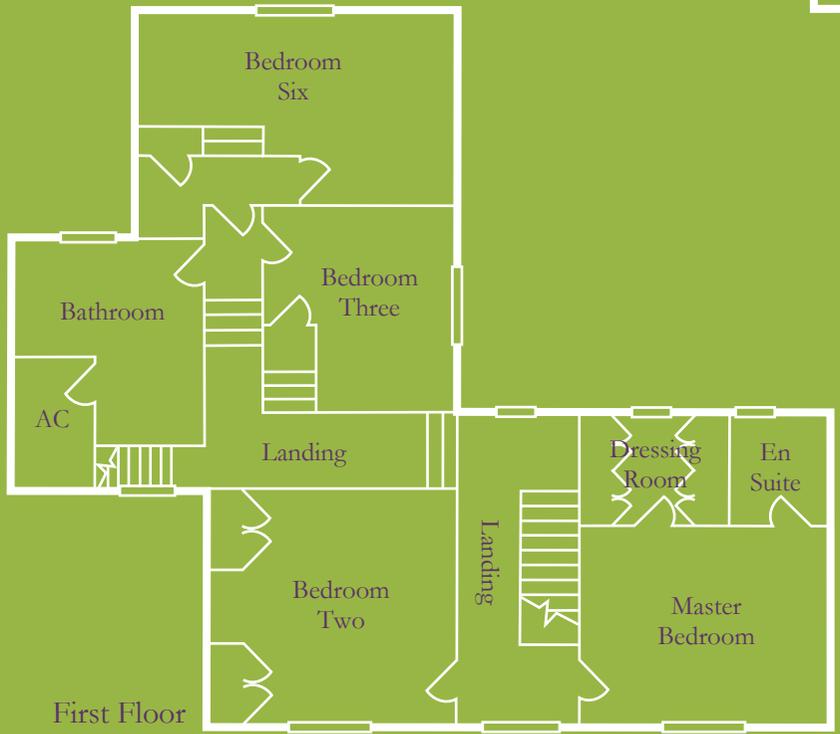
Ground Floor



Upper First Floor



First Floor







### Outside

A walled entrance with double gates leads into a winding driveway leading up to the property where there is a generous parking area giving access into the garage and to the front of the property. Formal lawns extend to the front aspect being home to mature foliage and shaped trees, and there is gated access into the side and rear garden

### Triple Garage 8.36 x 7.6m (approx. 27'5 x 24'10)

With power, lighting, triple entrance doors to the front and a door out to the rear

### 0.5 Acre Formal Gardens

The wrap around gardens have been beautifully cultivated over time to create various entertaining spaces and areas of lawns. Double doors open from the **Orangery** out to a paved terrace, shaped lawns and neatly stocked borders, with a barked children's play area to one side. A brickwork arch leads through to a secluded terrace at the rear with further raised lawns, offering a private south-west facing seating area and access into the **Boot Room**



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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.

**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.