



Summerfields, Catton, Derbyshire, DE12 8LW





Nestled within a charming estate of around five acres is Summerfields, a fine period home with elegantly restored and beautifully presented interiors, seven superb double bedrooms and established south facing grounds including equestrian facilities and English style gardens. Summerfields is thought to date back to the 1600's, an era from which only a handful of rural properties remain in this locality, and is a unique opportunity to acquire a property of this calibre without the restrictions of a protected Listed status. Approached via a sweeping gravel drive and private gated entrance, this detached country residence has been sympathetically refurbished throughout to include a handmade kitchen, luxury

bathroom suites and bespoke designed hardwood windows. Alongside thoughtfully renovated fittings, Summerfields retains traditional features including inglenook fireplace, character doors and exposed beams and truly is one of the area's most impressive homes.

The extensive interiors are arranged over three floors plus a lower ground floor cellar, offering much flexibility and space both inside and out. To the ground floor, a central reception hall featuring stunning flagstone flooring leads off into three generously proportioned reception rooms plus a study, with a stunning farmhouse dining kitchen featuring Welsh slate worksurfaces and a range of thoughtfully

designed storage. Furthermore, there are attractive and functional rooms including a laundry with WC and boot room/utility, with a lower ground floor cellar having original brick thralls offering additional storage space. From the first floor part-galleried landing, doors open into four double bedrooms, three of which benefit from en suites, one having Jack and Jill access out to the landing. The second floor comprises three further double bedrooms and a shower room, and the ample bedroom space offers potential for ancillary accommodation or for a variety of uses such as a cinema room, games room or studio.

Outside, Summerfields enjoys a tranquil and secluded position amidst scenic Derbyshire

countryside. The established English style grounds amount to 4.8 acres and comprise south facing lawns, a sweeping driveway with ample parking and a double garage, a kitchen garden and orchards. within area of woodland is rare example of a four hole Privy located discreetly behind yew hedging. Superb equestrian facilities include 2.5 acres of paddock land, a manège, a small stable block and a larger stables with a tack room and workshop, all of which benefit from separate gated access, and the setting offers opportunity to enjoy idyllic countryside walks directly from the front door. Summerfields is serviced by hardwood double glazed windows, oil and electric heating, and solar panels which are included in the sale.



Summerfields lies in the rural Derbyshire hamlet of Catton, 9 miles north of the Cathedral of Lichfield and 7 miles south of Burton on Trent. Local amenities within the immediate vicinity lie within the village of Barton under Needwood where a doctors, pharmacy and further convenience facilities including cafes, boutique shops and a post office can all be found. Alrewas offers similar facilities as well as having direct access onto the Trent & Mersey Canal where picturesque walks and cycling routes can be enjoyed. For further leisure pursuits, St Georges Park and Hoar Cross Spa offer gym and spa facilities. There are a number of golf courses in the area including Lichfield Golf & Country Club, and nearby equestrian centres include Eland Lodge, Field House Marchington and Hargate.

The property is within catchment for the Ofsted rated 'Outstanding' John Taylor High in Barton, and an array of highly regarded independent schools are nearby including Lichfield Cathedral, Abbotsholme, Denstone and Repton. The location is well connected for commuters, having the A38, A50, M42 and M6 Toll all within easy reach. Lichfield and Tamworth provide direct rail links to Birmingham and London, and Birmingham International and East Midlands airports are each with a 50 minute drive.



- Exceptional English Countryside Residence
- Beautifully Restored & Wealth of Character
- Substantial 4.8 Acre Plot with Superb Equestrian Facilities
- Tranquil Setting with Countryside Views
- Three Reception Rooms & Study
- Farmhouse Dining Kitchen
- Central Reception Hall & Cellars
- Laundry, WC & Utility/Boot Room
- Seven Double Bedrooms
- Two En Suites, Jack & Jill Bathroom & Second Floor Shower Room
- Annexe/Nanny Suite Potential
- Gated Entrance & Private Drive
- Ample Parking & Large Detached Garage
- South Facing Formal Gardens, Kitchen Garden & Woodland
- 2.5 Acres of Paddock Land
- Three Stables, Tack Room, Workshop & Private Manège
- Twin Stable Block/Ideal Annexe (STPP)
- Idyllic Setting with Far-Reaching Views
- Hardwood Double Glazed & Solar Panels with Feed in Tariff

**Reception Hall** 5.82 x 2.16m (approx. 19'1 x 7'1)

An original entrance door leads into this spacious hallway, having flagstone flooring, staircase rising to the first floor and a access down to the **Cellars**. Character doors open into:

**Library** 4.5 x 4.03m (approx. 14'9 x 13'2)

A traditional reception room having original oak flooring, a window to the front aspect and a range of full height fitted shelving. A wood burning stove is housed to a traditional reclaimed fireplace

**Drawing Room** 6.2 x 4.05m (approx. 20'3 x 13'3)

Double doors with side windows overlook the south facing terrace and gardens and this formal reception room has reclaimed oak floorboards and a wood burning fire set to stone hearth with stripped pine mantelpiece

**Sitting Room** 6.14 x 4.65m (approx. 20'1 x 15'3)

Another stunning living space having an impressive inglenook with beam lintel over housing a wood burning stove and flagstone flooring. Double doors open out to the south facing gardens, and further stripped pine double doors lead into:





**Farmhouse Dining Kitchen** 6.6 x 4.5m (approx. 21'8 x 4'65)

This beautifully remodelled family space is formed by a formal dining area and bespoke fitted kitchen which has been thoughtfully designed to incorporate both ample storage and workspace. The handmade kitchen comprises a range of solid wood full height and base units having Welsh slate worksurfaces over, housing an inset double Butler sink and integral appliances including a dishwasher and two below counter fridges. There are useful features including a pull out refuse cupboard and wall mounted plate storage, and the electric AIMS AGA is included in the sale. flagstone flooring extends into the dining area and there are windows to three sides

**Boot Room/Utility** 3.72 x 3.5m (approx. 15'5 x 11'6)

A functional and generously proportioned space, having window to the rear enjoying garden views, flagstone flooring and a range of base and full height units providing ample storage space, an inset sink with side drainer and space for a washing machine. The former kitchen's 1960s oil fired AGA is housed to a traditional inglenook and a door opens to a useful **Larder**, having fitted shelving and spaces for appliances including fridge and freezer. A vestibule with full height fitted storage also has access out to the gardens

A door from the **Reception Hall** leads to another hallway, with doors opening into:

**Study** 3.38 x 2.7m (approx. 11'1 x 8'9)

An ideal home office, having window to the front aspect and a

**Laundry Room** 3.17 x 2.6m (approx. 10'5 x 8'5)

A door opens to the Guests WC, having an obscured window to the rear

**Lower Ground Floor Cellars**

A door from beneath the stairs leads down to the cellar, having various rooms and alcoves featuring original brick thralls offering fabulous storage space









Stairs rise to the first floor **Landing**, where there is a window to the front aspect and stairs rising to the second floor. Doors open into a useful walk in **Laundry Cupboard** with fitted shelving and into:

**Master Suite** 4.6 x 4.4m (approx. 15'0 x 14'5)

An elegant principal bedroom suite, having window to the rear with stunning views, original fireplace, a double fitted wardrobe and further fitted cupboard. With private use of:

**En Suite Bathroom** 4.5 x 3.02m (approx. 14'9 x 9'10)

Comprising a luxury suite having pedestal wash basin, WC, walk in shower and double ended freestanding bathtub, having dual aspect windows, a traditional column radiator with towel rail and an original period fireplace

**Bedroom Suite Two** 4.5 x 4.1m (approx. 14'8 x 13'5)

Another immaculately presented bedroom having window to the front aspect and a period fireplace. A door opens into:

**En Suite** 4.54 x 2.9m (approx. 14'10 x 9'4)

Fitted with a traditional suite having pedestal wash basin, WC and walk in shower, with tiled splash backs, a window to the front and a column radiator with heated towel rail. A dressing area houses a range of fitted storage and a cupboard housing a hot water cylinder

**Bedroom Three** 4.6 x 4.35m (approx. 15'0 x 14'3)

A window to the rear enjoys idyllic views and this spacious bedroom features another original fireplace and has a door opening into:

**Jack & Jill Bathroom** 4.5 x 2.5m (approx. 14'9 x 8'2)

A second door gives access back onto the **Landing**, and this refitted bathroom comprises another elegant suite having pedestal wash basin, WC and slipper bathtub. A window faces the front and the bathroom has a column radiator with heated towel rail

**Bedroom Four** 4.12 x 3.47m (approx. 13'6 x 11'4)

With a window to the rear, walk in fitted storage and a period fireplace









Stairs continue to the second floor **Landing** where there is a skylight and doors into the shower room and bedrooms. The accommodation lends itself to a variety of uses, such as a self contained annexe or teenagers suite

**Bedroom Five** 4.53 x 4.01m (approx. 14'10 x 13'1)  
A generous bedroom having skylight to the front aspect and an original period fireplace

**Bedroom Six** 4.6 x 4.02m (approx. 15'0 x 13'2)  
Another double room having window to the rear with far-reaching views and vaulted ceilings

**Bedroom Seven** 4.6 x 3.01m (approx. 15'0 x 9'10)  
Another double room having window to the rear with stunning views

**Shower Room** 3.86 x 2.38m (approx. 12'8 x 7'9)  
Comprising pedestal wash basin, WC and double shower, with a heated towel rail, a skylight, tiled splash backs and fitted storage cupboards, one of which houses a hot water cylinder



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		







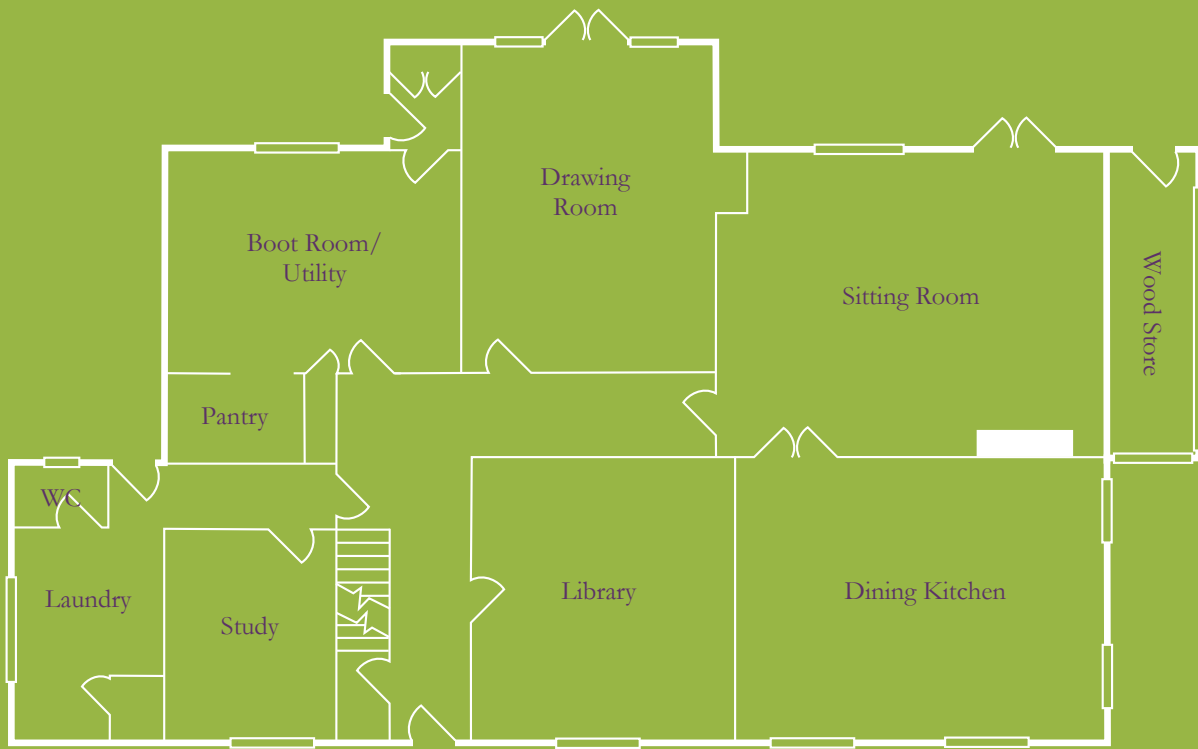






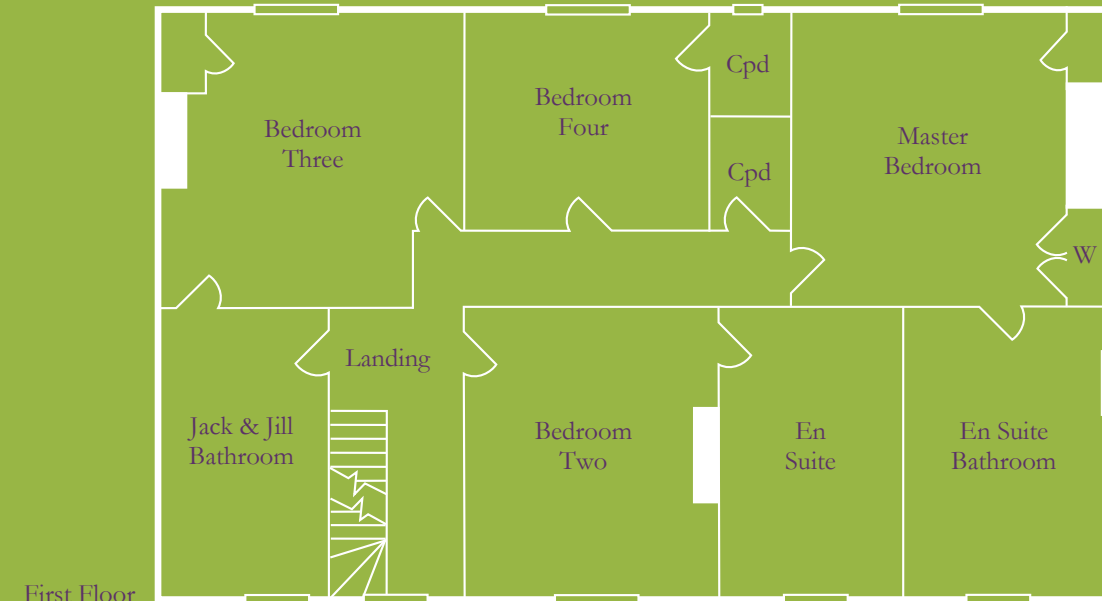
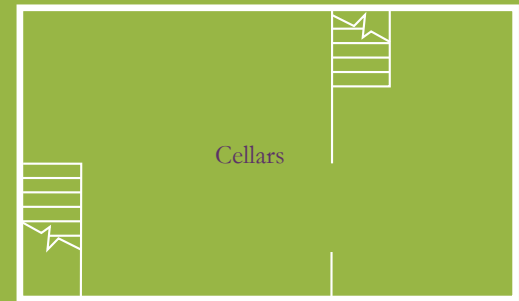






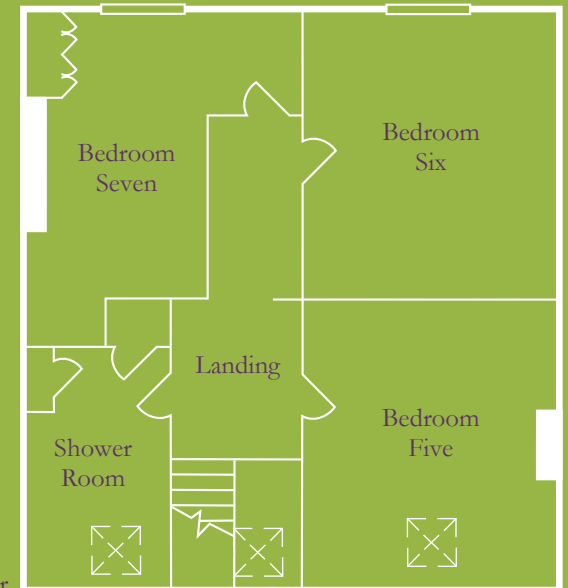
Ground Floor

Lower Ground Floor



First Floor

Second Floor





2.5 Acre Paddock Land

Garage  
& House

Woodland

Orchard

Gardens

Kitchen  
Garden

Twin Stables

Manège

Stables, Tack Room  
& Workshop







### Outside

A lengthy driveway leads from the lane and down to gated access into Summerfields, where there is a drive leading to the stables and a second driveway to the main house. Ample parking is set to the front aspect where there is access into the large **Detached Garage** 7.33 x 4.85m (approx. 24'0 x 15'10)

### South Facing Gardens

Set to the rear is a charming paved terrace featuring raised brick borders, offering an attractive area for alfresco dining overlooking the lawns, stables and manège. Steps leading down to the lower lawns which wrap around the property and feature a variety of mature trees and foliage

Accessed from the terrace is a **Kitchen Garden**, housing a greenhouse and a small orchard home to fruit trees including apple, plum, damson, greengage and an ancient pear tree. Gated access leads out onto a further area of lawn and mature woodland borders the garden and paddock land, where a delightful historic Privy is housed

### Equestrian Facilities

Accessed via a separate driveway is an impressive detached **Stable Block**, housing three loose boxes and a tack room, and large **Workshop**. The solar panels are housed discreetly to one side of the roof, and the stables have lighting and water. There is a second twin stable block currently utilised as storage, offering ideal potential for conversion into an annexe (STPP). A full size **Manège** leads around to an area of lawn which in turn gives access onto **2.5 Acres** of paddock land, having a mains fed water trough and currently being fenced into four paddocks. The land has separate gated access onto the drive

**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.