



Water House, Lodge Hill, Tutbury, DE13 9HF



Enjoying a tranquil setting overlooking countryside views to all aspects in Water House, a charming 1860s countryside residence showcasing beautifully remodelled and upgraded interiors, four double bedrooms and stunning mature gardens. Formerly the saw mill servicing Rolleston Hall's Mosley Estate, this individual home overlooks idyllic rural views to all sides and offers extended accommodation which has been thoughtfully refurbished by the existing vendors to suit modern day family living.

The interiors showcase character throughout including stripped pine doors and exposed beams, with accommodation set over two

floors comprising briefly reception hall with parquet flooring, two reception rooms, open plan living and dining kitchen, laundry room, cloakroom and walk in store to the ground floor, with four double bedrooms set to the first floor serviced by a family bathroom and master en suite. Water House sits well within a mature garden plot, having open views over farmland and a small lake. A short private road off Lodge Hill shared with three neighbours leads through farm and woodland to the private gated access, where there is ample parking and a newly installed oak framed garage and car port. Established gardens extend to the rear aspect leading down to a tranquil stream with countryside views beyond, and Water House

is serviced by a recently installed private sewage treatment plant, oil central heating and double glazed windows.

Waterhouse lies within scenic countryside on the rural outskirts of Tutbury and Rolleston on Dove. The handsome village of Tutbury is around one mile away and benefits from a superb array of amenities including boutique shops, pubs, restaurants and cafés, a post office, doctor's surgery, pharmacy, hairdressers, and a village hall, centre round the character High Street. The village hosts a traditional farmers' market four times a year and historical interests can be fuelled at the village museum and Tutbury Castle, a

location famed for the imprisonment of Mary Queen of Scots in 1568. The property lies within catchment for the Richard Wakefield Primary School in Tutbury feeds into DeFerrers Academy in Stretton, and the John Taylor Free School is also within a short drive. There are also Further amenities can be found in Rolleston on Dove where there are pubs and a Co-Op, and the market town of Burton on Trent provides excellent shopping and leisure facilities including a cinema and supermarkets. The property is placed well for links to the A50, A38 and A515, and convenient rail links are easily accessible from either Tutbury & Hatton or Burton on Trent's railway station.



- Beautiful Character Victorian House
- Idyllic Setting with Rural Views
- Beautifully Refurbished & Extended
- Two Stunning Reception Rooms
- Family Dining Kitchen
- Reception Hall, Laundry & Cloakroom
- Four Double Bedrooms
- En Suite & Family Bathroom
- Private Drive through Woodland
- Gated Entrance to Ample Parking
- Oak Framed Garage & Car Port
- Secluded & Mature Gardens
- Idyllic Countryside Views
- Well Placed for Local Amenities/Commuter Routes/Rail Travel

The front door opens into the **Reception Hall** 5.3 x 2.24m (approx. 17'3 x 7'4), having part vaulted ceilings featuring original beams, attractive reclaimed parquet flooring and stairs rising to the first floor. The oak & accoya staircase and mahogany parquet flooring is thought to have been reclaimed from a Church, and the hallway has doors off into a useful **Walk in Store** 2.6 x 1.6m (approx. 8'6 x 5'3) and into:

Lounge 7.03 x 3.72m (approx. 23'0 x 12'2)
A generous dual aspect reception room having a window to the front, double doors out to the rear gardens and a beautiful brickwork inglenook fireplace with Tiger multifuel burning stove inset. Double doors open into:

Impressive Family Room 6.1 x 5.73m (approx. 20'0 x 18'9)

An excellent family space refurbished by the existing vendors, this contemporary space features vaulted ceilings, feature lighting and double doors out to the rear. An electric fireplace is set to a chimney with recessed storage either side, full height windows overlook the rear gardens and part of this room is currently used as a home office

Family Dining Kitchen 7.6x 3.63 x 6.11, 2.97m (approx. 24'10, 3.63 x 20'0, 9'8)

A stunning L shaped space formed by a modern fitted kitchen, formal dining space and living area. The **Kitchen** comprises a range of wood grain wall and base units with Butcher block worksurfaces over, housing a Belfast sink, space for fridge freezer and integral appliances including dishwasher, double oven and induction hob with extractor hood above. There is a window to the side aspect and the island unit houses additional workspace, storage, a second inset sink and an entertaining style breakfast bar. Tiled flooring extends into the **Dining** and **Living Areas**, where twin sets of French doors open out to the rear gardens. A door opens into:

Laundry Room

Fitted with units coordinating with those of the kitchen, housing an inset sink with side drainer and spaces for a washing machine, tumble dryer and further appliance, with a window to the front, door out to the side, tiled flooring and double doors to a useful cloaks storage cupboard

Cloakroom

Having wash basin set to vanity unit and WC, with tiled flooring and an obscured window





Stairs rise to the first floor **Landing**, having loft access point and character stripped pine doors leading into:

Master Bedroom 4.16 x 3.63m (approx. 13'7 x 11'10)
An impressive principal suite having tall vaulted ceilings and double doors opening out to a Juliette balcony enjoying stunning garden, countryside and lake views. The master suite has private use of a **Walk in Wardrobe** 2.77 x 2.34m (approx. 7'8 x 7'1) with a skylight and fitted hanging space, and:

En Suite 3.31 x 1.84m (approx. 10'10 x 6'0)
Fitted with a contemporary suite having twin wash basins set to vanity units, WC, bidet and shower with tiled flooring, a chrome heated towel rail and a obscured window

Bedroom Two 3.98 x 3.76m (approx. 13'0 x 12'3)
Another generous double room having dual aspect windows enjoying rural views

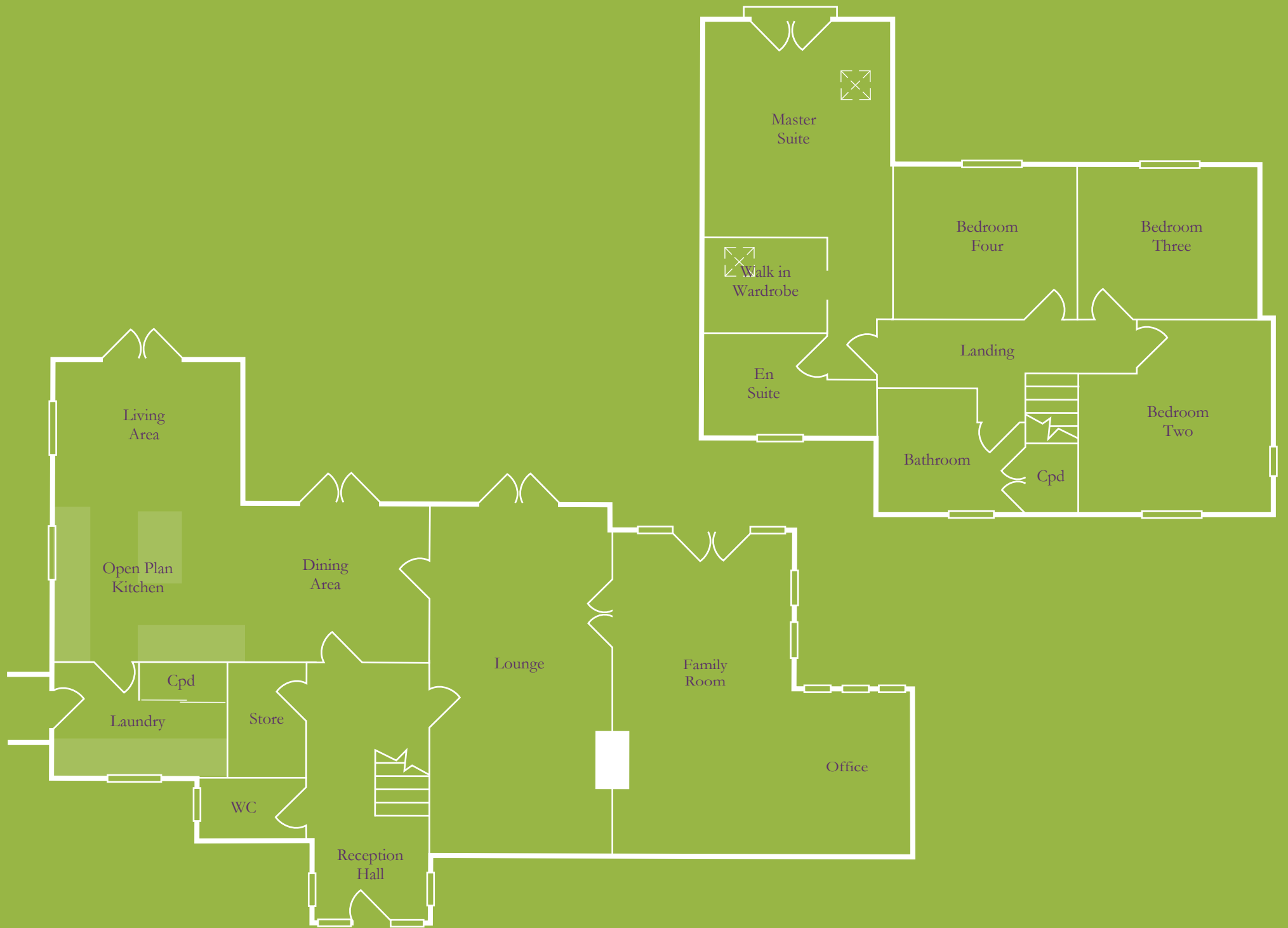
Bedroom Three 3.72 x 2.97m (approx. 12'2 x 9'9)
Having window to the rear aspect

Bedroom Four 3.72 x 2.97m (approx. 12'2 x 9'9)
A fourth double room having window to the rear with garden views

Family Bathroom 2.85 x 2.3m (approx. 9'4 x 7'6)
Fitted with a modern suite having fitted wash basin, WC, bathtub and double walk in shower, with tiled flooring, a heated towel rail and double doors into a useful laundry cupboard









Outside

From Lodge Hill, a short private road off Lodge Hill leads through farmland and mature woodland to Water House, where double electric gates lead into the gravel driveway. There is parking for a number of vehicles next to neatly maintained foregardens, and the drive gives access into a recently installed oak **Car Port & Garage**. A pathway leads between mature borders to the front door, and there is access into the rear gardens

Stunning Gardens

Extending to a generous size, the established gardens enjoy complete privacy to all sides and a tranquil setting amidst rural countryside. A paved terrace next to the house, part of which houses a covered pergola, has exterior lighting and power points, and lawns are edged with borders well stocked with a wide range of flowers, shrubs and foliage. To the top of the garden is a small stream, and the surrounding woodland and countryside is home to a variety of wildlife including otters, swans, owls and badgers. Water House offers an ideal base for bird watching and appreciating local nature, and there are many popular walks accessible from the property leading to local villages including Rolleson and Tutbury



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.