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SALES & LETTINGS

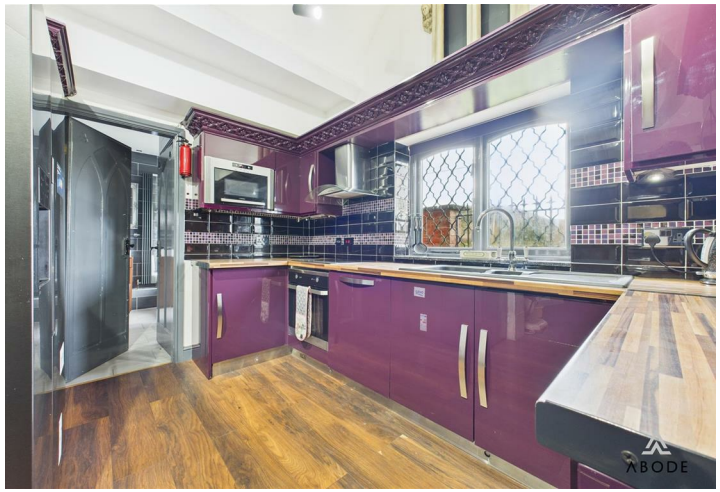
Stubby Lane, Draycott-in-the-Clay, Derbyshire, DE6 5BU

Guide Price £325,000



https://www.abodemidlands.co.uk







A truly unique and striking Gothic-themed home, occupying an elevated plot with open field views and approached via a large gated entrance. This distinctive property showcases a wealth of character features throughout, including chapel-style doors, gargoyles, bespoke Gothic detailing, and dramatic vaulted ceilings, creating a home of rare individuality and presence.

Internally, the accommodation is both well-appointed and thoughtfully arranged. The contemporary kitchen is comprehensively fitted with a range of units and integrated appliances, enjoying open views across neighbouring fields. Living space is centred around an impressive Gothic-inspired lounge with a feature fireplace and exposed architectural elements. The property offers well-proportioned bedrooms, including a standout master bedroom with French doors and a luxurious en-suite featuring a roll-top bath.

Further benefits include modern bathroom facilities, ample built-in storage, and plentiful natural light via double-glazed windows throughout.

Offered to the market with no upward chain and vacant possession, this exceptional home presents a rare opportunity to acquire a one-of-a-kind property combining bold architectural character with practical modern living, all set in a private and elevated countryside-edge position.

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Kitchen

A well-appointed and contemporary kitchen, finished with laminate flooring throughout and offering a comprehensive range of matching base, wall and drawer units topped with wood-block-effect preparation surfaces. Appliances include a 1½ composite sink with drainer and mixer tap, electric induction hob with stainless-steel extractor hood, and an integrated microwave oven and grill. There is space for additional freestanding white goods, complemented by an integrated washing machine and dishwasher. A double-glazed window to the side elevation provides pleasant open views over surrounding fields. The kitchen also benefits from a halted ceiling and an internal door leading through to the bathroom.

Bathroom

Fitted with a modern three-piece suite comprising a low-level WC with concealed cistern, wash-hand basin, and a shower enclosure with glass screen and waterfall showerhead. The room features tiled wall coverings, a central-heating radiator, and an airing cupboard housing the central-heating boiler. Natural light is provided via a frosted double-glazed window to the side elevation, with a door leading through to the bedroom.

Bedroom Two

A generously proportioned bedroom enjoying dual-aspect double-glazed windows to the rear and side elevations. The room offers ample storage, including double built-in cupboards and a range of fitted wardrobes with hanging rails and mirrored fronts. Additional features include a central-heating radiator and smoke alarm.



Lounge

An impressive and characterful lounge inspired by strong Gothic design, showcasing bespoke patterned dado rails, gargoyle detailing, and a striking vaulted ceiling with exposed A-frame beams and gantry walkway. A feature fireplace with decorative surround and mantle serves as the focal point of the room. The lounge is enhanced by two double-glazed windows to the front elevation, with double doors to the side leading through to the master bedroom.

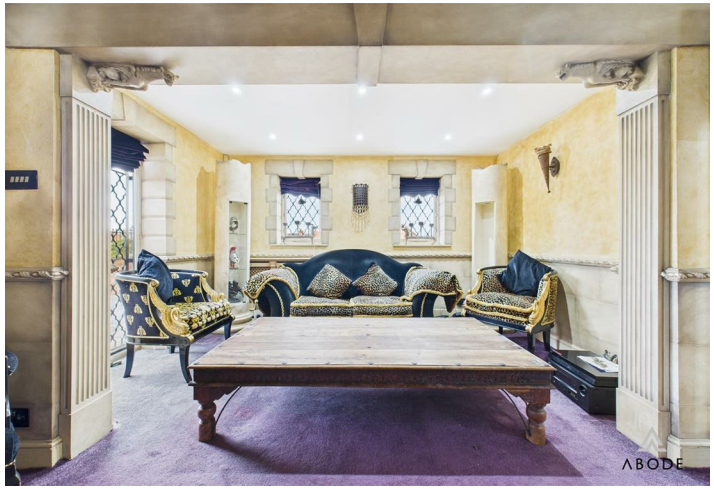



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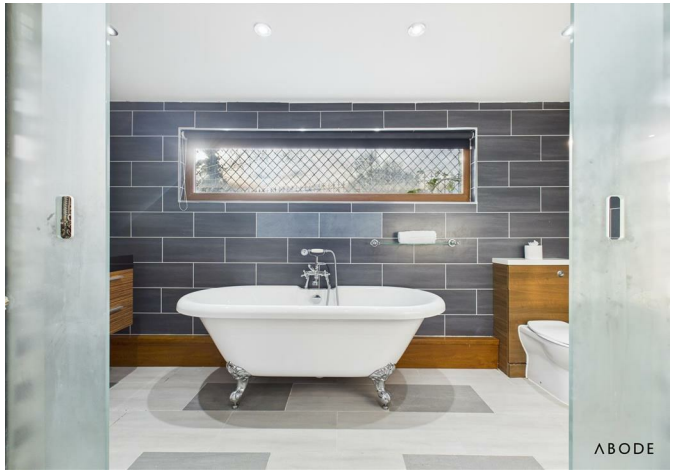

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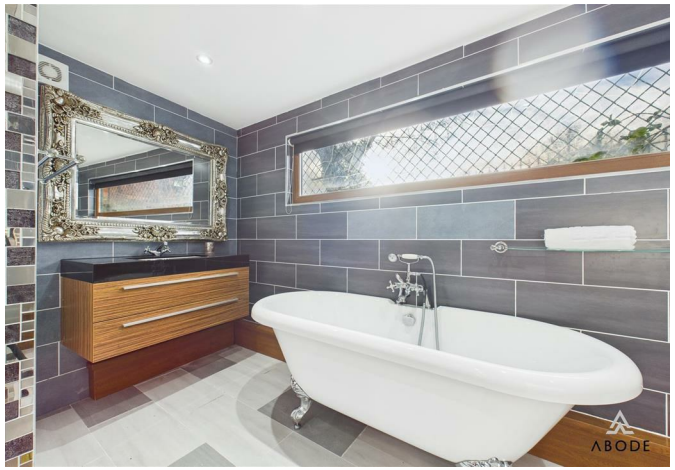

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Bedroom One

Accessed via double doors from the lounge, the master bedroom features French double-glazed doors to the front elevation. The room includes a wall-mounted electric fireplace set against an exposed brick backdrop, ceiling spotlighting, and frosted glass sliding doors opening into the en-suite bathroom.

En-suite Bathroom

A luxurious en-suite fitted with a three-piece suite comprising a WC, freestanding roll-top bath with claw feet and shower attachment, and a floating wash-hand basin with mixer tap. The room is fully tiled to both floor and walls and benefits from a bespoke central-heating radiator, extractor fan, ceiling spotlighting, and a double-glazed window to the rear elevation.

First Floor Bedroom (Three)

The mezzanine floor overlooks the lounge, with a vaulted headspace creating a versatile landing area large enough for a double bedroom area, or would easily be utilised for a large study space or entertaining area. A gantry walkway leads to a accesibile loft space perfect for storage.


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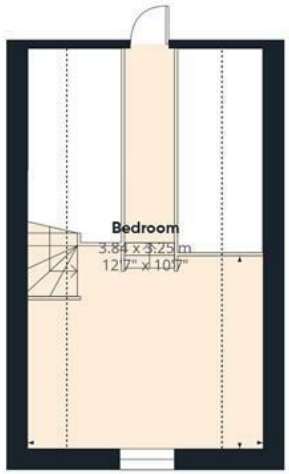

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Floor 0



Floor 1



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Approximate total area(1)

93.4 m²

1005 ft²

Reduced headroom

5.4 m²

58 ft²

(1) Excluding balconies and terraces

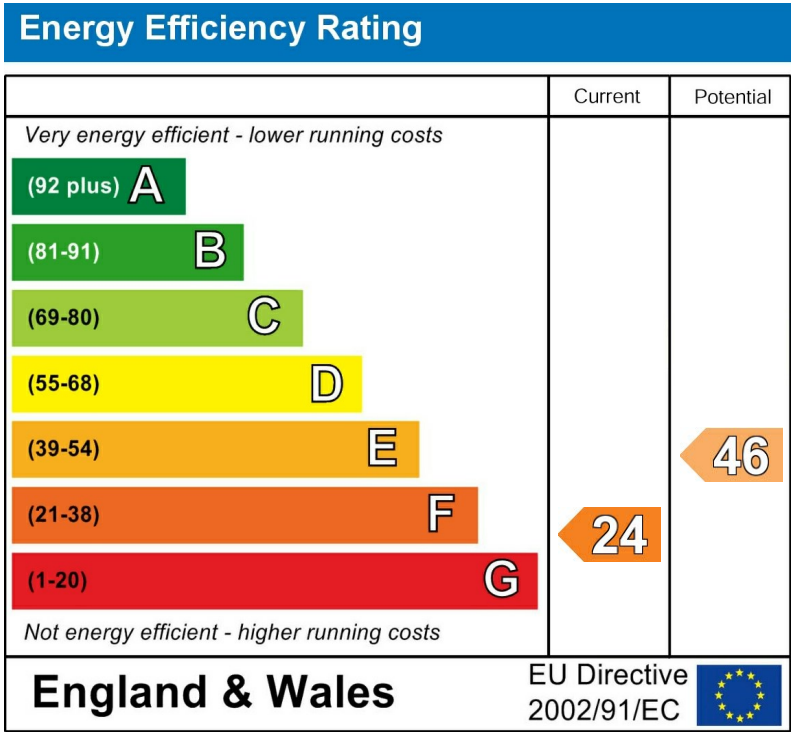
Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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