





Standing proudly within approximately 1.5 acres of picturesque grounds, this substantial country residence extends to over 3,000 sq. ft. of exceptionally versatile accommodation arranged across three floors. Approached via a sweeping gravel driveway, the property is ideally suited to large or extended families, benefitting from a self-contained ground floor annex with comprehensive living accommodation, offering excellent potential for multi-generational living.

At the heart of the home, a stunning gable-vaulted extension creates a magnificent living space, perfectly positioned to enjoy far-reaching views across the surrounding acreage towards Tutbury Castle. The spacious interior includes multiple reception rooms, a beautifully appointed farmhouse-style kitchen, five generous double bedrooms, six bath/shower rooms, a home office, family room and secondary kitchen. The accommodation also includes an impressive upstairs loft-suite, providing an additional versatile space ideal for a bedroom suite, guest accommodation, home office or private retreat. Together, the thoughtfully arranged accommodation provides outstanding flexibility for modern family life.

The property benefits from an efficient ground-source heat-pump heating system, with underfloor heating installed to most of the ground floor, complementing the generous and versatile accommodation with modern, energy-efficient heating.

Situated between the sought-after villages of Hatton and Scropton, the grounds are well suited to hobby farming, equestrian or smallholding pursuits (subject to any necessary consents). Combining generous accommodation with an idyllic rural setting, this is an exceptional lifestyle property offering space, privacy and breathtaking countryside surroundings.

Viewing by appointment only.



ABODE
SALES & LETTINGS

Ground Floor Main House

Reception Hallway

With a double-glazed front entrance door leading into the welcoming hallway, featuring the striking oak staircase as the centrepiece of the home, rising two floors above the hallway, with panelled flooring throughout, smoke alarm, ceiling spotlighting and oak-framed glazed doors leading to:

Lounge

Having triple aspect views to both front, rear and side elevations, with three double glazed units and double glazed double doors leading to the rear patio, the focal point of the room being the cast iron and multi fuel log burning fireplace with oak mantle, exposed backing and tiled hearth.

Dining Room

With a double glazed box bay window to the rear elevation, panelled flooring throughout and electrical consumer unit.

Kitchen/Diner

Featuring dual-aspect views to both the front and rear elevations, the kitchen is fitted with a comprehensive range of matching base and eye-level storage cupboards and drawers, complemented by granite drop-edge preparation work surfaces. A central breakfast island provides a practical and sociable focal point, incorporating a built-in oven. Further features include a traditional AGA range cooker, double Belfast ceramic sink with mixer tap, and a double fridge with freezer compartment.



Garden Room

Having a vaulted Apex looking out onto agricultural aspects, double glazed double doors leading into the property front patio and tiled floor throughout.

Cloaks/WC

With a double glazed window to the side elevation, low-level WC and wash basin with mixer tap.







Hallway/Bootroom

With two double glazed doors to both side elevations and adjoining double glazed windows, staircase rising to 1st floor loft suite with a useful under stairs storage cupboard, tiled floor throughout and thermostat.

Loft Suite Bedroom & En-suite (1st Floor)

A versatile and well-appointed loft suite providing an excellent private retreat or guest accommodation. The suite comprises a spacious bedroom, adjoining lobby/wardrobe area and a contemporary shower room fitted with a shower, WC, wash hand basin and heated towel rail. An upstairs stable door provides direct access to the exterior, complemented by an external spiral staircase descending to the rear of the property, creating a particularly private and independent aspect to the accommodation.

Hallway/Study Area

With a UPVC double glazed bi-folding door leading to the patio, internal door leads to:

Utility Room

With a double-glazed door providing access to the rear, the Utility Room features plumbing and space for white goods, a stainless-steel sink unit with mixer tap, base-level storage and consumer unit. The room also houses the ground-source heat pump and water tank.

Family Room

With a UPVC double glazed bi-folding door, panelling to wall coverings, TV aerial point, double glazed door leading to rear, log burning fireplace, panelled flooring, opening leading to:

Kitchen

With ceramic sink unit and mixer tap, woodblock work surfaces and base level storage, double glazed window to front, oven/grill, electric hob, internal door leading to:

Inner Hallway

Providing entry to the shower room and ground floor bedroom.

Shower Room

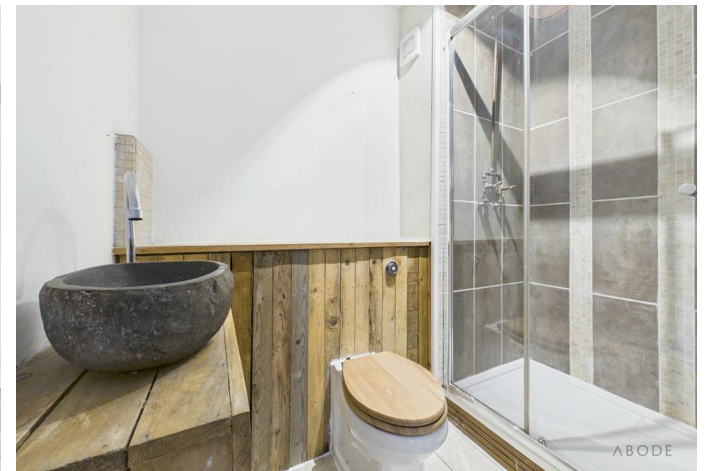
Having a three piece suite, including shower with low level WC and vanity sink unit.

Office

With three double-glazed windows overlooking the rear and side elevations, together with an external door providing access to the rear. This versatile space is currently utilised as a home office but offers excellent potential for conversion to a further bedroom, subject to obtaining any necessary planning consents.

First Floor:





Landing

With a double-glazed window to the front elevation enjoying attractive views across the green property frontage, this welcoming reception hall features a staircase rising to the second-floor landing, built-in double wardrobe and smoke alarm, with internal doors leading to:

Master Bedroom

With a double glazed window to the front elevation, central heating radiator, TV aerial points, door lead to:

Dressing Room

With a double glazed window to the rear elevation and central heating radiator.

En-suite

Two double glazed windows to the rear elevation, featuring a four piece family bathroom suite comprising of low level WC, wash hand basin with mixer tap, freestanding bath unit with mixer tap, shower cubicle, chrome heated towel radiator and shaving point

Bedroom Two

With a double glazed window, built-in double wardrobes, central heating radiator, TV aerial point, internal door leading to:

En-suite

Featuring a three-piece bathroom suite comprising of low-level WC, towel rail, wash hand basin with mixer tap, bath unit, extractor fan, spotlighting to ceiling, chrome heated towel radiator and shaving point

Bedroom Three

With a double glazed window to the front elevation, built in wardrobe, TV aerial point, central heating radiator, internal door leading to:

En-suite

Having a three-piece suite comprising of low-level WC, wash hand basin, bath unit with shower over, double glazed window to the side elevation, chrome heated towel radiator, shaving point and spotlighting to ceiling.

Second Floor:

Landing

With a Velux-style window to the rear elevation, providing an attractive outlook towards the Reception Hallway, the landing benefits from useful storage cupboards and a central heating radiator, with internal doors leading to:

Bedroom

With a velux window to the rear elevation, TV aerial point, eaves storage and central heating radiator.

Shower Room

With a double glazed velux window to the rear elevation, double shower cubicle with waterfall showerhead, low level WC, eaves storage, chrome heated towel radiator, shaving point, pedestal wash hand basin with mixer tap.

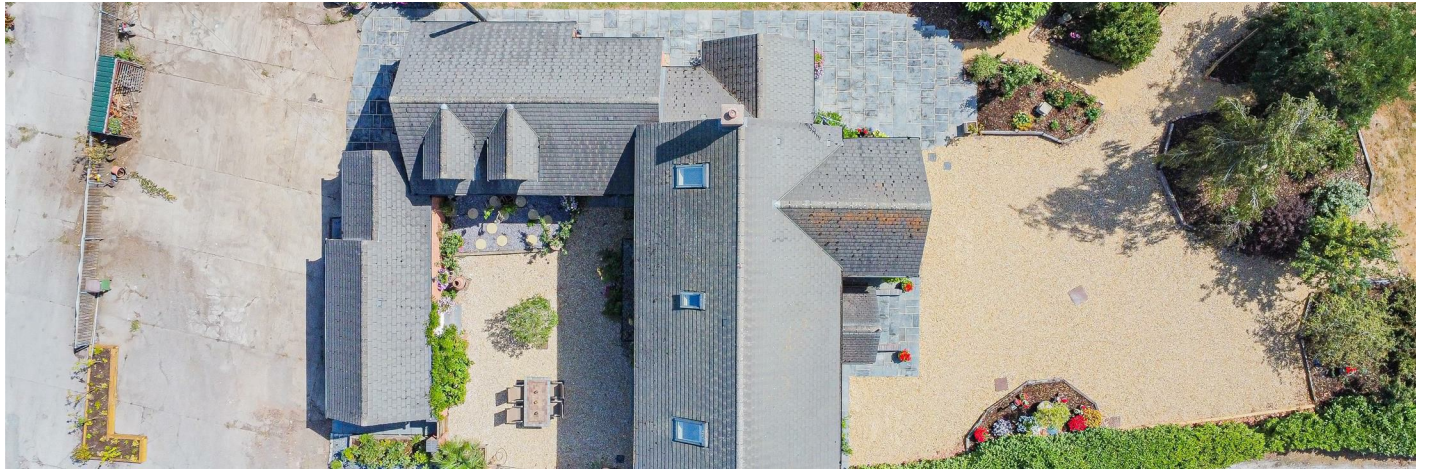


















Floor 0



Floor 1



Floor 2



Floor 1



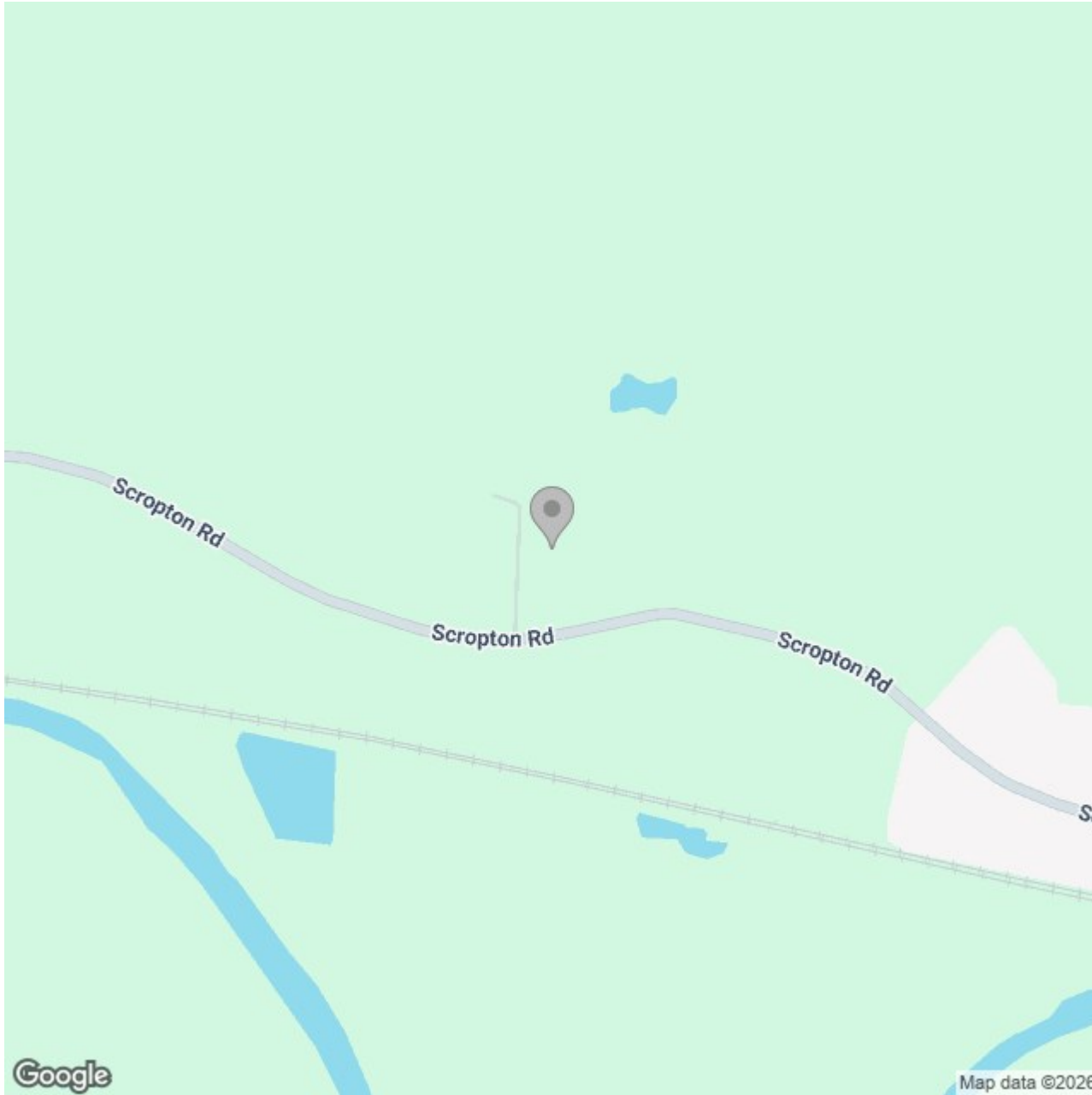
Approximate total area⁽¹⁾
 292 m²
 3143 ft²
 Reduced headroom
 20.3 m²
 218 ft²

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	