ABODE
SALES & LETTINGS

Dolefoot Lane, Newborough, DEI3 8SP

Asking Price £1,250,000

https://www.abodemidlands.co.uk

A beautifully appointed farmhouse in an idyllic setting on the outskirts of Newborough. Enjoying views across the surrounding countryside, the property sits within a generous plot with a large garage and gated driveway.

Internally, the house retains much of its original charm and character, with exposed beams, fireplaces, and panelled doors. On entering the property, you are greeted by a large reception hallway with spindle staircase to all levels and large Victorian panel doors to ground floor receptions, front living room, separate dining room and snug to the rear with a beautiful brick recessed fireplace with log burner providing a cosy sitting area. Fully fitted breakfast kitchen with central island and extended sitting area with views across the rear garden. Gym and shower room with sauna, and separate utility with guest cloakroom.

To the first floor is a landing with access to the rear master bedroom with en-suite, traditional family bathroom with roll top bath with TV and separate shower, rear double bedroom. Further landing leading to Two front double bedrooms of good proportion, and top floor landing with double guest bedroom with sitting area, served by a separate bathroom with roll top bath and dressing room area.

Outside the property is accessed via double electric gates, with sweeping driveway and detached tandem garage with workshop. Side yard are and enclosed landscaped rear garden with outside entertaining area.

Separate paddock provides the perfect setting for entertaining; children and family get togethers.

A well-appointed and tastefully put together period home. Viewing highly recommended.

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Reception Hall
8'4" x 15'3"

Molding coving to ceiling and Victorian balustrade staircase with mahogany banister leading to the first and second floor, traditional pine paneled doors to living room, dining room and snug, central heating radiator.

Living Room
17'6" x 15'1"

Double glazed window to front, overlooking open countryside, picture rail, the focal point of the room is a multi-fuel burning stove with timber mantel and brick laid inset with slate hearth, central heating radiator.

Dining Room
17'8" x 15'0"

UPVC double glazed window to front, picture rail, feature Victorian fireplace, oak flooring, central heating radiator, half glazed pine paneled door leading to

Kitchen / Breakfast Room
16'9" x 15'7"

Double glazed window to rear, exposed beams to ceiling, fitted with a traditional style kitchen with base units and matching central island with granite worktop to both, sink and drainer, integrated dishwasher, space for oven and fridge, oak flooring, central heating radiator, open plan into

Sitting Room / Orangery
10'0" x 21'0"

Double glazed window to side and rear overlooking the garden, skylight, wood burning stove, oak flooring.

Snug
12'11" x 15'6"

Double glazed window to rear, exposed beams to ceiling, recessed pine cupboards, inglenook style fireplace with brick hearth and recessed multi-fuel burning stove, black and blue quarry tiled floor.

Gym
11'9" x 15'6"

Double glazed window to side, exposed beams to ceiling, oak flooring, central heating radiator.

Shower / Sauna Room
8'2" x 6'1"

Double glazed window to front, recessed shower with white tiles and traditional style fittings, oak flooring.

Laundry Room
7'6" x 9'2"

Double glazed window to side, traditional style base units with roll edged worktop, oak flooring, central heating radiator.

Guest Cloakroom
3'3" x 5'7"

Low level flush WC, wash hand basin with cupboard beneath.

Cellar / Bar & Cinema Room
11'5" x 14'1"

Brick steps and fully clad in a panelized timber, this area has been converted into a usable space with flagstone flooring, feature bar area with recess shelving and worktop, recessed illuminated wine rack area, bench seating, recessed lighting, wood burning stove.

First Floor Landing
14'0" x 4'6"

Balustrade handrail staircase, lower landing with access to

Master Bedroom
11'8" x 15'4"

Double glazed window to side, opening to

Ensuite Bathroom
11'2" x 9'1"

UPVC double glazed window to side, half panel to walls, double shower cubicle, traditional fitments, low level flush WC, wash hand basin, central heating radiator, traditional style radiator towel rail.

Side Bedroom
11'8" x 15'4"

Double glazed French doors to side elevation, high ceiling, central heating radiator.

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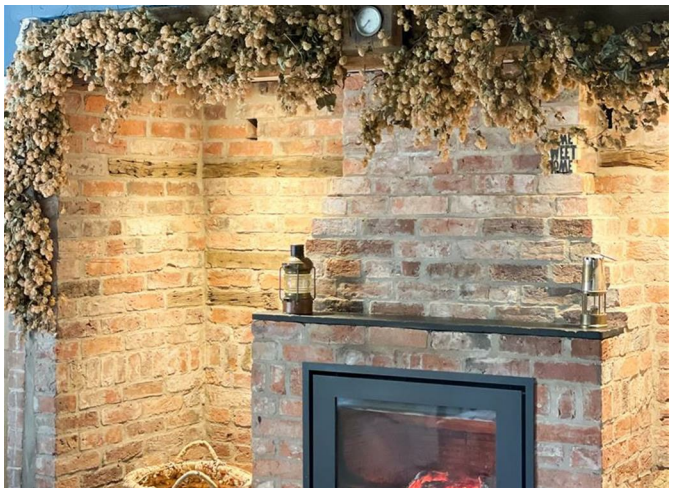

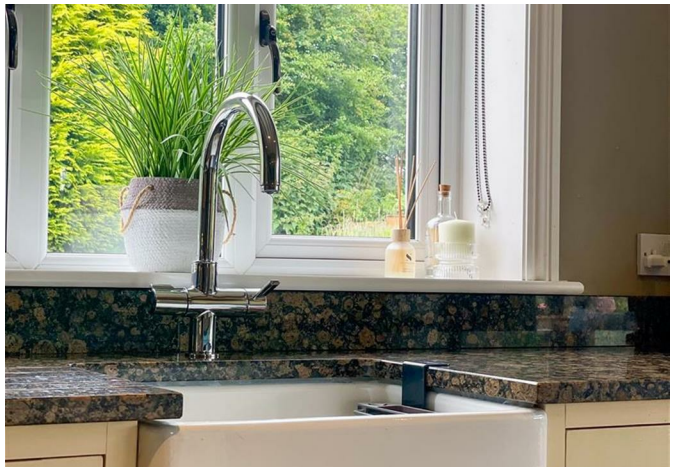

Family Bathroom
13'2" x 10'7"

UPVC double glazed window to rear, double shower cubicle with travertine effect tiling, traditional fittings, low level flush WC, wash hand basin with pine cabinet beneath with drawers in a traditional stye, contemporary style roll top bath, continental low level flush WC with brick laid travertine tiling, traditional style radiator, recessed television and exposed pine floorboards.

Middle Landing
8'4" x 8'3"

UPVC double glazed window to front and access to both front bedrooms.

Front Bedroom
17'7" x 15'2"

UPVC double glazed window to front, central heating radiator.

Front Bedroom
17'8" x 15'2"

UPVC double glazed window to front, feature fireplace, central heating radiator.

Second Floor Landing
8'4" x 6'1"

Balustrade staircase and exposited beams

Attic Guest Bedroom
11'9" x 13'0"

Double glazed Dorma stye window to the front, recessed area which provides a useful workspace having exposed timber trusses, recessed downlighting and central heating radiator.

Bathroom
11'10" x 13'0"

UPVC double glazed window to the front, exposed beams to ceiling and trusses, recessed dressing room area, traditional style roll top bath, vanity wash hand basin with cupboard beneath, low level flush WC, exposed pine floorboards, central heating radiator

Outside

The property is accessed by a double gateway with sweeping driveway and access to a tandem detached garage with glazed front doors and rear workshop area. Power and light providing a useful space for either cars, workshop or potential further uses such as home office or gymnasium with full front bi fold doors. Outside seating area with a paved deck providing the perfect location for outside entertaining for the family. Garden Is landscaped with lawn and pathways.

AML Disclaimer - Ashbourne/Uttoxeter Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

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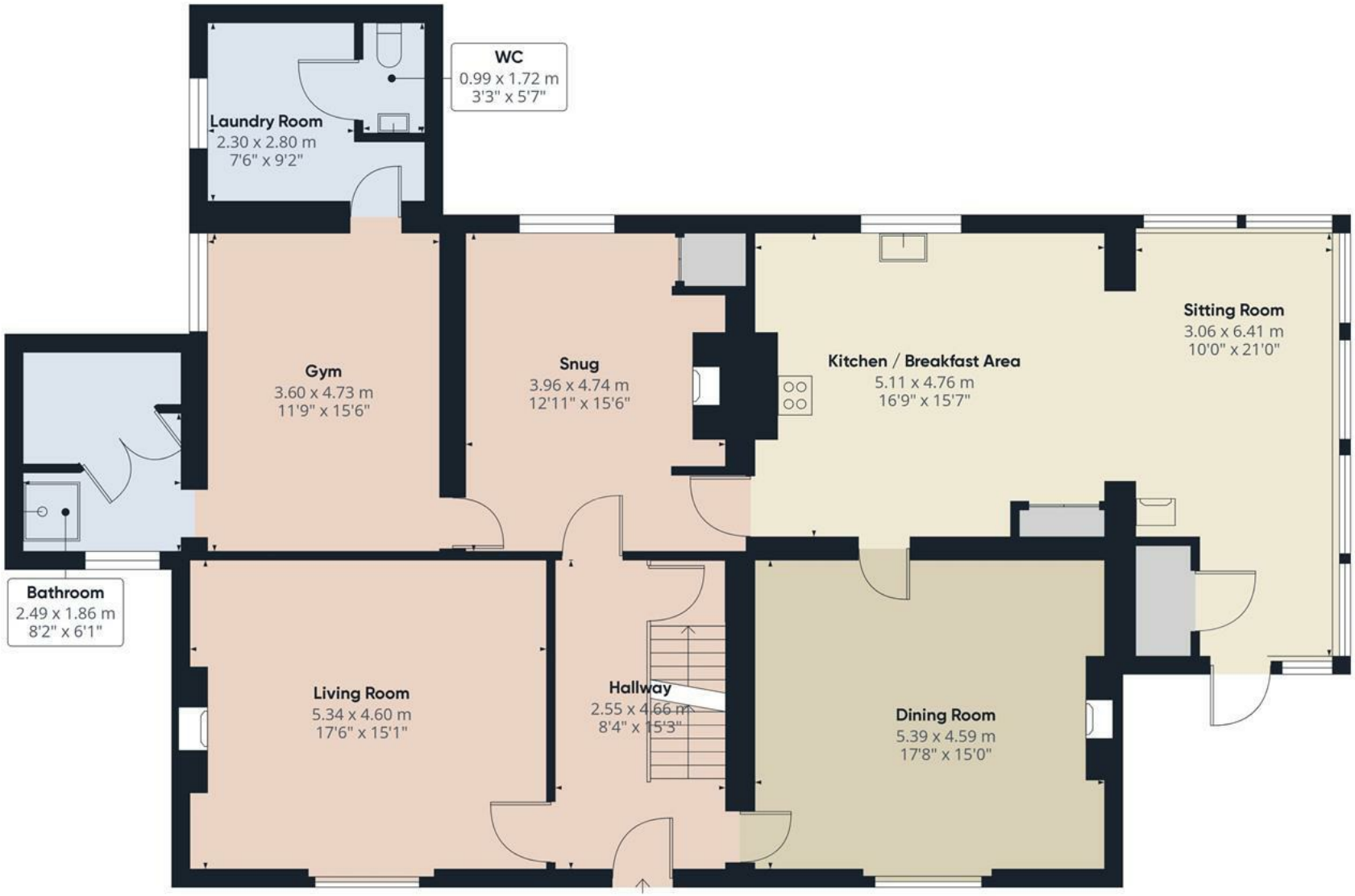

Floor 0

Approximate total area(1)

160.54 m²

1728 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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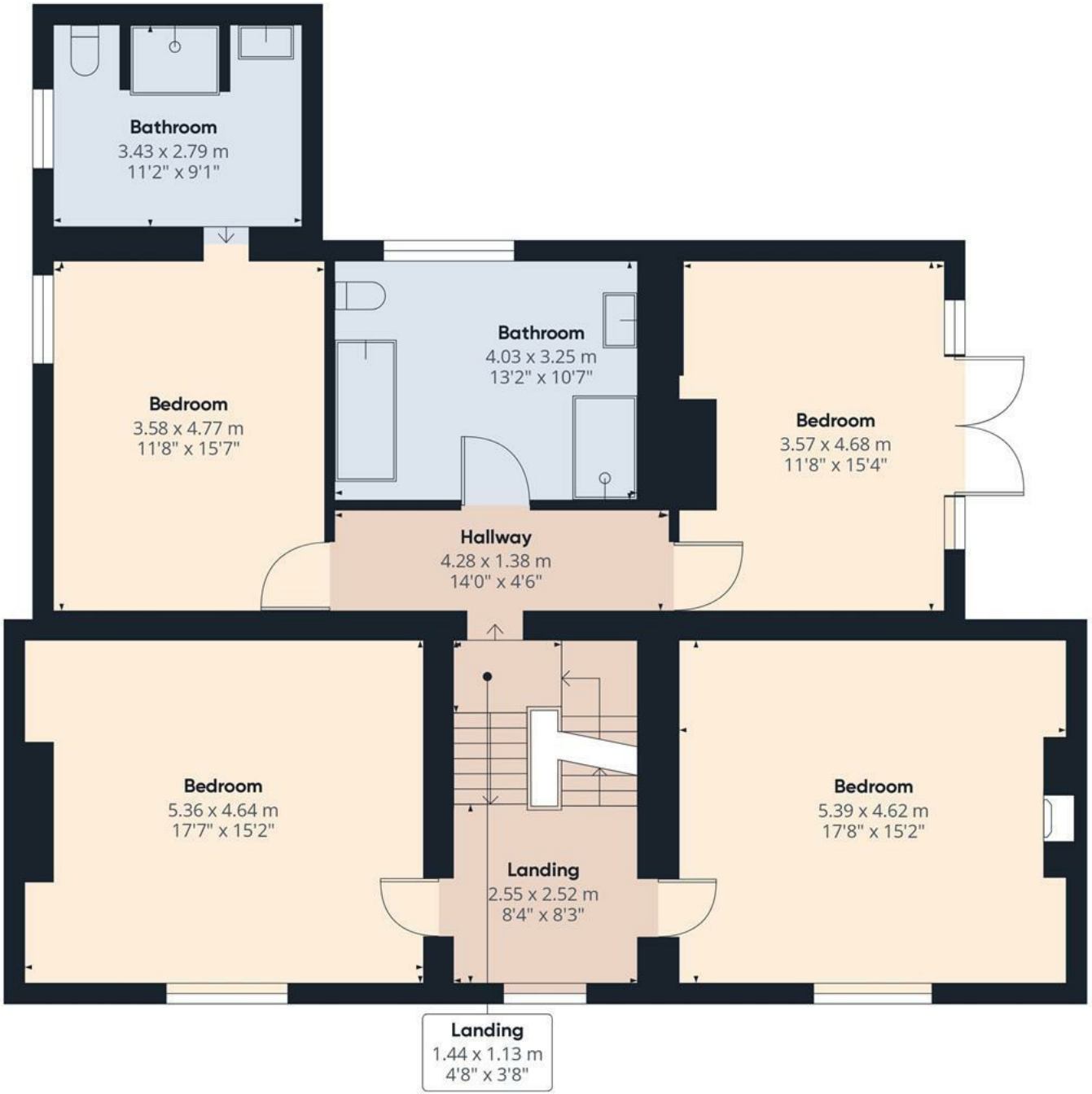

Floor 1

Approximate total area(1)

124.41 m²

1339.09 ft²

(1) Excluding balconies and terraces

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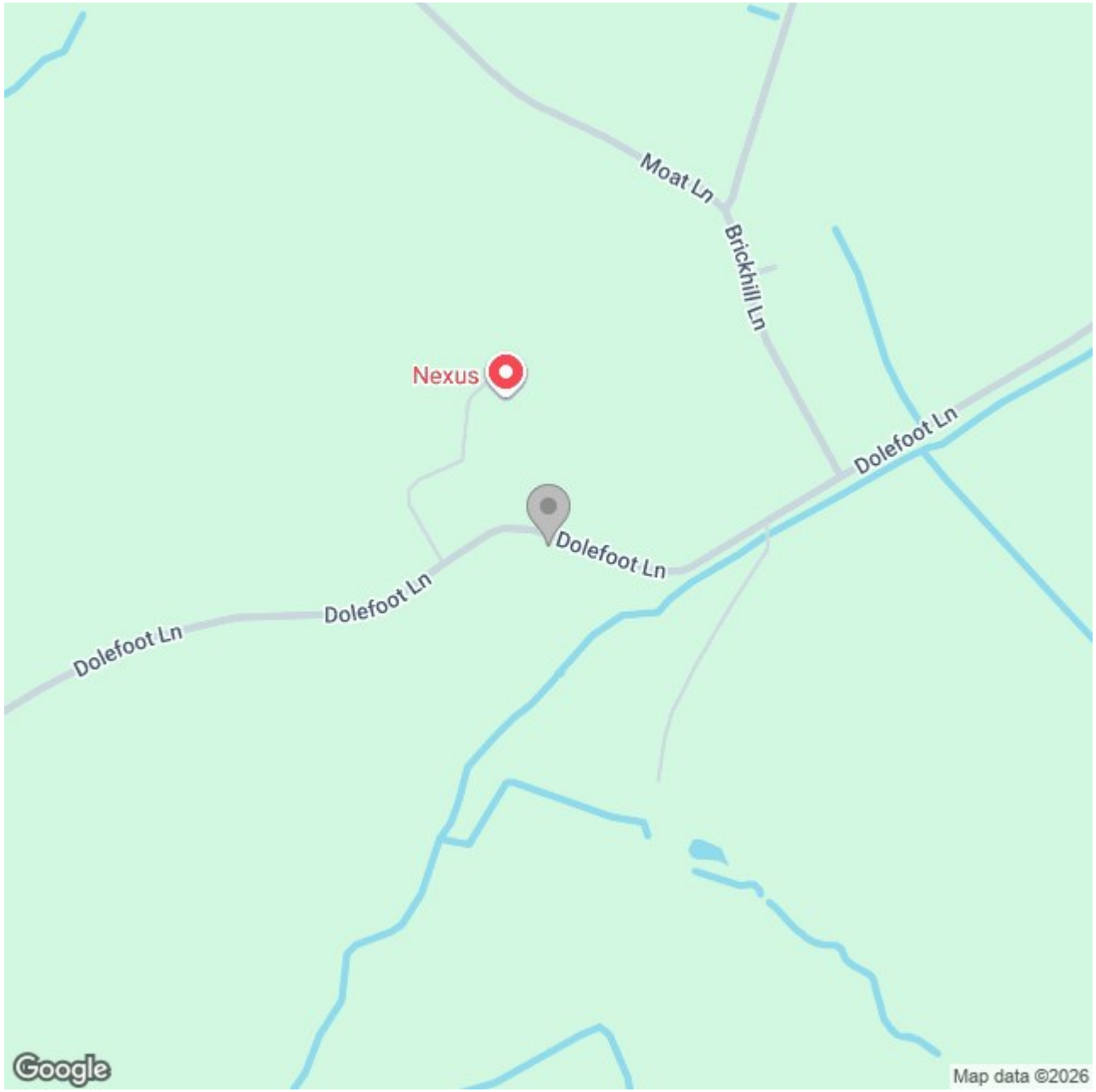

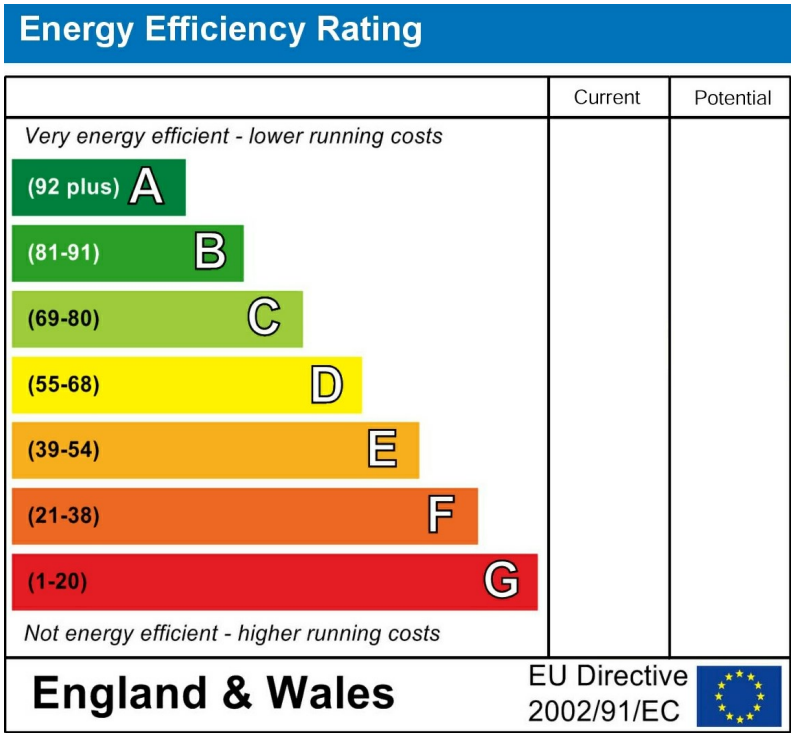

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