

# Geary House Northside

Geary Lane, Bretby, Burton-on-Trent, DE15 0QE

John   
German







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£650,000

NO UPWARD CHAIN

**This Grade II listed beautiful home stands in walled gardens of approximately 0.25 acres with countryside surroundings on a private gated development with double garage with loft room over and a generous drive. The house features a stunning character interior with three reception rooms, a vaulted cellar, breakfast kitchen, three bedrooms, dressing room, en suite and a luxurious bathroom.**

Geary House dates from a round 1813 and was built by Lord Camarvon as part of the Bretby Hall Estate. The property is steeped in history with its association with Lord Camarvon, the founder of Tutankhamun's Tomb and the Earls of Chesterfield. An indenture dated 1874 together with other historic documents in the vendor's possession evidence the provenance and association with the Earls of Chesterfield and Bretby Hall. Originally a single farmhouse, the property has been divided into two dwellings, with Geary House (Northside) being the major part retaining the impressive reception hall, vaulted cellar and living room. The property retains the elegance and character of the original yet provides modern family amenities set within an attractive walled garden plot with gated access, driveway and garage.

The property is found on Geary Lane, adjacent to Burton Golf Course and open countryside, being within easy reach of both Burton on Trent, Swadincote and Ashby de la Zouch, together with good access to major road networks including the A38, A50 and M/A42 plus within easy reach of East Midlands and Birmingham airports.

Accommodation - Step inside the reception which provides an impressive introduction with its oversized front entrance door, high ceiling and a period style staircase rising to the first floor landing. Beneath the stairs, a door opens to a staircase leading down to a useful vaulted cellar offering excellent storage with power and light.

Back to the hall and on your right is a light and spacious living room with a sash style window framing garden views to the front, a high ceiling and a focal point fire surround housing a log burning stove having fitted bookshelves and cupboards either side.

Along the hall, a staircase drops down to a doorway into a large open plan dining/sitting room having a character fireplace and French doors out to a paved terrace, ideal for entertaining. Double doors open to a lovely bespoke breakfast kitchen equipped with a range of attractive base and eye level units complemented by granite work surfaces incorporating a twin bowl Belfast sink. There is a centre island with additional storage and a granite top, space for a range style cooker, an integrated dishwasher and space for further appliances. There is also a useful built in pantry/storage cupboard and two windows overlooking the garden. Leading off is a rear entry/boot room, perfect for returning from countryside walks.

The property also features a home office that is accessed off the dining/sitting room, perfect for those seeking a work from home space, having a window framing garden views and a door into a guest's cloakroom having a character feel with WC, wash hand basin, half panelled walls and three windows to side.

A first floor split level landing gives access to the generous master bedroom having a sash window overlooking the rear garden and fields beyond plus its own upgraded ensuite having a shower cubicle, recess with wash basin having a marble top, a dose coupled WC and towel rail/radiator.

Bedrooms two and three are also good sized double rooms that share a stunning family bathroom with a suite including a claw and ball feet roll top bath, glazed shower enclosure, pedestal wash hand basin, WC and towel rail/radiator. There are part tiled walls and a window to the side.

The property also features a dressing room with fitted wardrobes, dressing table and a front facing window. This room was formerly the fourth bedroom and could easily be converted back.

Set on a private gated development of just six properties, this particular home has the benefit of an expansive driveway and a large detached double garage with two loft rooms over providing potential for a home office, gym, annex etc. It has plumbing and power plus a WC (not currently in use).

There are beautiful walled gardens of approximately 0.25 of an acre including a paved terrace, ideal for outdoor dining and entertaining, extensive lawns, an established silver birch tree and mature planted borders. A paved path with gate opens to the driveway.

**Note:** There is an Estate management fee currently of £700.80 per annum payable to Bretby Fairways Management Company Ltd.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Double garage & drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank serving 7 properties

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/19082024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.









LOVE

John German

















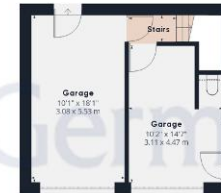
Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**

2751.15 ft<sup>2</sup>  
255.59 m<sup>2</sup>

**Reduced headroom**

144.45 ft<sup>2</sup>  
13.42 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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