

# Castle Street

Tutbury, Burton-on-Trent, DE13 9JF

John  
German









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£595,000

This magnificent converted Victorian Stables and Coach House has spectacular uninterrupted views of Tutbury Castle. The property is set on a large plot with split level gardens and has been sympathetically renovated in recent years to retain original features whilst being modern and bright. Highlights include stunning and well maintained gardens, an impressive beamed lounge, amazing kitchen diner with a multi fuel burner, refitted shower room and bathroom as well as an ensuite to the main bedroom. Outside there is a large workshop and storeroom.



This village home offers an amazing blend of character with modern comforts. Beautifully presented throughout with recently renovated kitchen, bathroom, shower room and ensuite shower room, making this stunning residence ready for the new owner to move in and enjoy.

The views are outstanding, you can enjoy endless hours sitting at the top of the garden with amazing backdrop provided by the Grade I listed Tutbury Castle.

Tutbury is a lovely village location with a charming high street having pubs, cafes, shops, boutique stores and for families the primary school and park is in easy reach.

The Hayloft is set within established split-level gardens with gated access to a driveway, shaped lawns and paved terraces ideal for entertaining. There is also a spacious workshop of 373 ft<sup>2</sup> divided into two rooms with potential for a variety of uses.

Character features are on display throughout the property with stable doors, fireplaces and stove, saddle racks and revealed 'A' frame timbers enhanced by the high ceilings in the living room.

The reception hall has stairs to the first floor and a useful understairs cupboard. The dining room has a large brick fireplace with stove, plenty of space for a large table and chairs and an open plan feel to a superb, refitted kitchen which has base and eye level units, integrated oven, hob and extractor and window with garden views.

A short hallway with a utility cupboard/pantry off leads on to a character living room with brick fireplace and stove. Beyond this is a garden room currently used as a second dining room/home office with French doors out to gardens.

The ground floor bathroom has been stylishly refitted with a freestanding bath complimented by vanity units with wash basin and WC, towel rail/radiator and herringbone pattern flooring.

The landing has doors leading off to three double bedrooms. The master has a refitted ensuite shower room, and bedrooms two and three share an impressive refitted shower room with a large glazed shower.

The house was created by the conversion of former Victorian stables and Coach House and is set within Tutbury's conservation area.

**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:** Drive

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **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:** East Staffordshire Borough Council / Tax Band A

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

**Our Ref:** JGA/12092024

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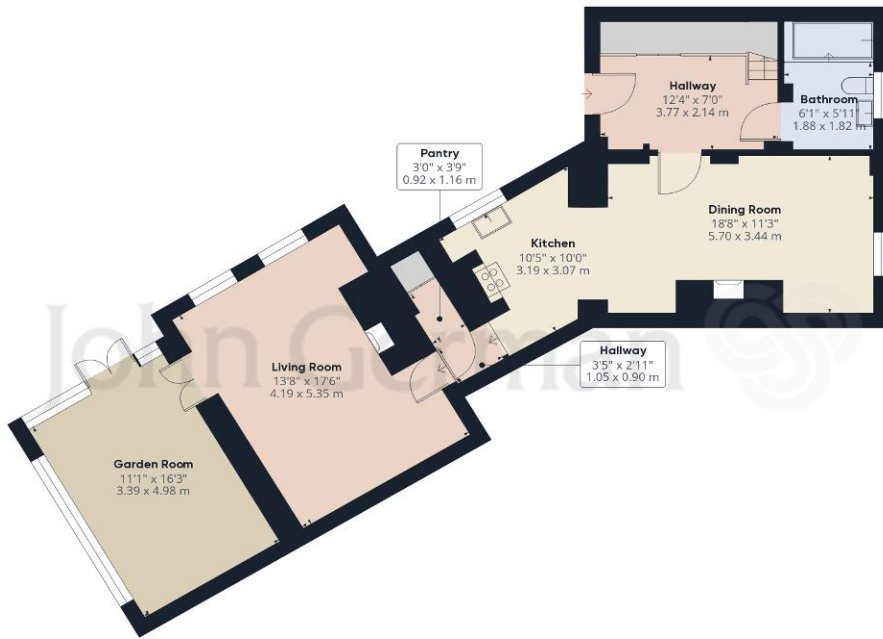




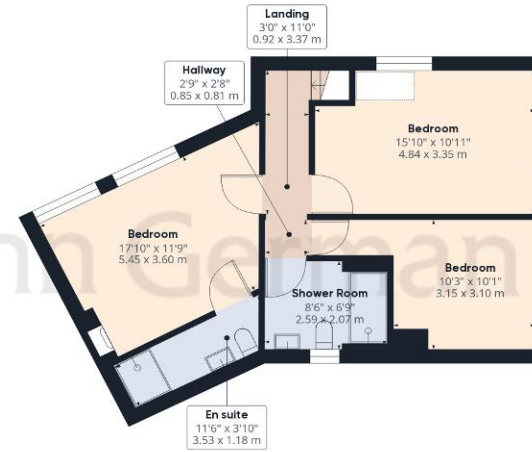








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1844.29 ft<sup>2</sup>

171.34 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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## 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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