

# Barton Lodge

Lodge Hill, Church Broughton, Derby, DE65 5AL

John  
German











## Barton Lodge

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Guide Price £995,000

A former lodge house that has been extended and renovated to create an outstanding country home standing on a fabulous 2.04 acre garden plot enjoying spectacular views over surrounding countryside.

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This former lodge house to the Barton Blount Estate now offers a wonderful country home that has been sympathetically extended and tastefully restored, set on a 2.04 acre plot that includes mature tree specimens and woodland all surrounded by stunning rolling countryside. Whilst being set in a rural location, it is also conveniently placed for nearby centres of Derby, Nottingham, Burton on Trent, Lichfield, Birmingham and beyond.

The light and well arranged accommodation begins with a grand reception hall having a feature staircase off to the first floor along with glazed double doors out to a sunny paved rear terrace.

Internal double doors open into an extremely spacious lounge with triple aspect windows overlooking the front, side and rear gardens and countryside beyond. A log burning stove provides a cosy focal point.

Across the hallway is the open plan breakfast kitchen, another spacious room that is has an attractive range of units complemented by stylish worktops over and integrated appliances including an oven, hob, extractor hood and fridge freezer. There is plenty of space for a large dining table and soft seating and French doors lead out to a paved terrace also framing countryside views.

Off the kitchen is a useful utility/boot room with appliance space, base units and a door to outside, perfect for returning from countryside walks. From here an internal door has access into the garaging comprising a single garage in addition to a further half garage which has fitted base units, sink and drainer plus a front entrance door, perfect as a garden store.

Completing the ground floor is the guest's cloakroom fitted with a WC and wash hand basin.

Climb the stairs to the first floor where a character landing has window to the rear and a useful storage/airing cupboard. The outstanding master suite has a large bedroom area with dormer windows enjoying fantastic views and a step down into its own dressing room having fitted storage and space for a dressing table. This in turn leads to the luxurious and very spacious en suite having an oversized shower cubicle, wash basin with vanity mirror, WC, part tiled walls, tiled floor, towel rail/radiator and useful built in storage.

Bedroom two enjoy views from its dual aspect windows, bedroom three is currently used as a home office/study and bedroom four has an alcove providing a useful walk in wardrobe. Completing the first floor is the family bathroom having a bath and separate shower cubicle, wash basin and WC.

This fine country home is approached via gated access opening to a sweeping driveway surrounded by extensive lawns either side culminating at the garaging. The overall plot extends to around 2.04 acres including lawns, outdoor paved terraces, woodland and oak trees all enjoying rolling countryside views.

**Note:** Neighbouring properties have right of way across the initial part of the driveway to a gate accessing further land.

**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 & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Oil

(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 E

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

**Our Ref:** JGA/16042025

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Ground Floor



Floor 1

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

2533.5 ft<sup>2</sup>

235.37 m<sup>2</sup>

**Reduced headroom**

84.1 ft<sup>2</sup>

7.8 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

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### Referral Fees

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**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		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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