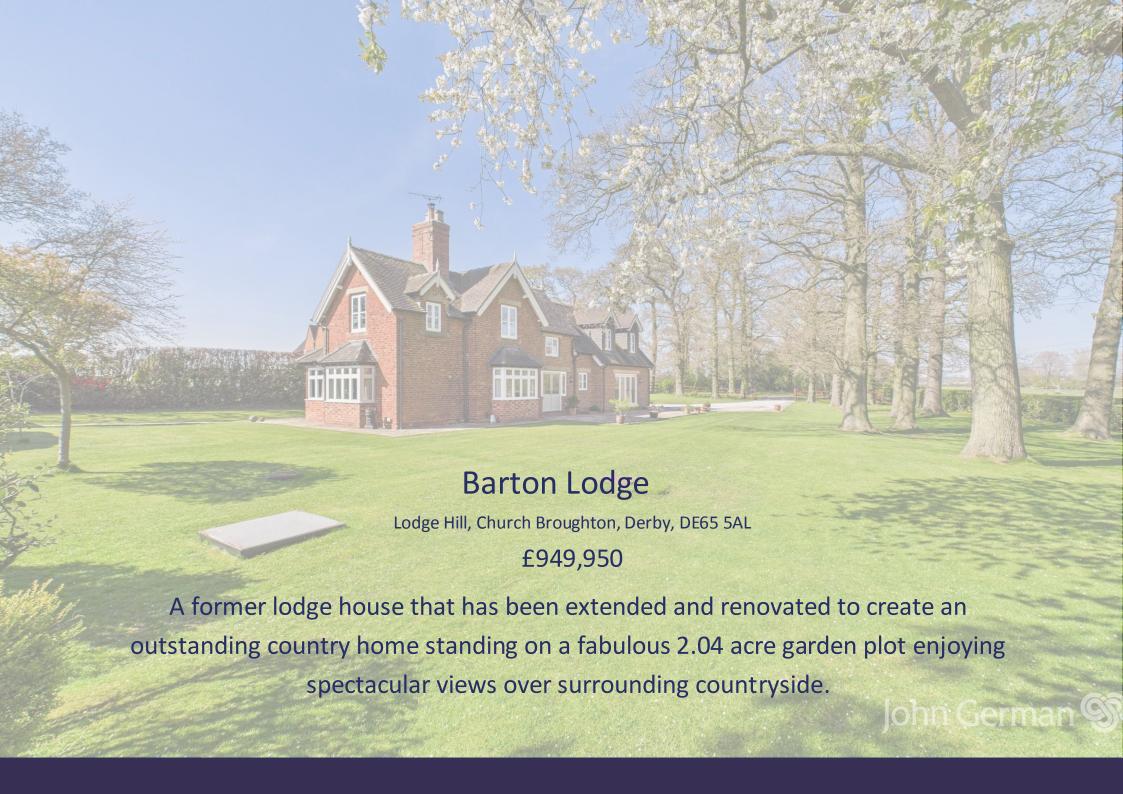
### Barton Lodge

Lodge Hill, Church Broughton, Derby, DE65 5AL









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, itis 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. Alog burnings tove 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 doakroom 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 cubide, wash basin with vanity mirror, WC, part tiled walls, tiled floor, towel rail/radiator and useful built in s to rage

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 cubide, 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 induding 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

Our Ref: JGA/16042025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

































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#### 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>

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(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

**Ground Floor** 





#### Agents' Notes

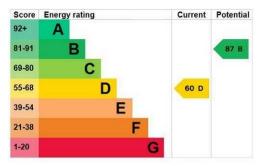
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether youchoose to deal with this surveyor. In making that decision, you should know that we receive up to £90











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