



Brooklyn & Brooklyn Barn, Chapel Lane, Rolleston on Dove, DE13 9AG



Holding a prominent position within the heart of Rolleston on Dove is Brooklyn, an exceptional four bedroom Georgian residence set within a tranquil 0.3 acre garden plot including a self contained barn offering an ideal ancillary or rental accommodation. Dating back to the 1800s where it formed part of the renowned Mosely Estate, Brooklyn is a fine example of a historic property within this desirable village, showcasing a wealth of features including sash windows, original shutters and period fireplaces complemented by beautifully refurbished and extended interiors ideally suited to modern day family life. Residing within a Conservation area, this

elegant Georgian home offers not only versatile living accommodation but established grounds including the detached Brooklyn Barn annexe and a garden room, with the gardens offering plenty of secluded space to appreciate the peaceful surroundings.

The immaculately presented interiors are approached via a traditional entrance hall with leaded stained glasswork, leading into two spacious reception rooms. The recently refurbished Orangery offers a formal dining space with idyllic garden views, leading in turn into the bespoke handmade breakfast kitchen, utility and cloakroom. Four double bedrooms

are set to the first floor, being serviced by a modern family bathroom and principal en suite.

Outside, the grounds extend to a generous 0.3 acres enjoying privacy to all sides. Within the beautifully tended south-west facing rear garden is an insulated garden room offering an ideal work-from-home space or studio, with extensive lawns and terraces offering plenty of space for outdoor entertaining within this pleasantly tranquil setting. From Chapel Lane, there is access into a block paved courtyard providing parking for a number of vehicles, with access via an electric door into

the car port and to the rear of the main house.

Benefitting from its own walled rear garden and private entrance from the courtyard, Brooklyn Barn offers an ideal adjacent guest house, annexe for a dependent relative or Air BnB style rental. The single storey accommodation comprises briefly open plan dining kitchen, spacious lounge, utility and a dressing room leading into the family bathroom and double bedroom, with potential to convert the dressing room into a second bedroom with skylight (subject to relevant permissions).



Brooklyn and Brooklyn Barn lie in the heart of Rolleston on Dove, being within a few steps of an excellent range of amenities including popular pubs the Spread Eagle and Jinnie Inn, St Mary's church, a Co-op, butchers, cricket club and post office.

The property lies within the catchment for John of Rolleston Primary which feeds into De Ferrers Academy, with the recently opened John Taylor Free School also being within easy reach. A bus runs from the village to independent schools including Derby High School and Denstone.

Further everyday amenities are available within the historic village of Tutbury, home to a medieval Castle, an array of cafes and country pubs, an opticians, dentists and a general store. More comprehensive supermarkets, shops and leisure facilities can also be found in the local market town of Burton on Trent.

A location well suited to lovers of the outdoors, many rural walks and equestrian treks can be reached from the village, with the Peak District National Park being within a 30 minute drive.

Ideally placed for commuters, the village provides swift access to the A38, A50 and M6 Toll giving links to local commercial centres such as Derby, Birmingham and Nottingham. Rail travel is readily available from nearby Hatton (direct to Derby) and Burton (direct to Birmingham) and the International airports of East Midlands and Birmingham are both within an easy drive.



The original front door with elegant stained glasswork opens to the front aspect, opening in turn into the **Entrance Hall** where stairs rise to the first floor accommodation. Panel doors open into:

Sitting Room 4.3 x 4.16m (approx. 14'1 x 13'7)

A spacious reception room having sash window with original working shutters to the front aspect and an electric fireplace

Drawing Room 7.48 x 3.8m (approx. 24'6 x 12'5)

A beautifully presented reception room having a sash window with café style shutters to the front, oak flooring and a gas living flame fireplace. Original French doors open into the **Orangery**, there is an antique recessed safe inset into the wall, and a door opens into a useful **Study**, currently used as storage and giving access to the understairs storage cupboard

Orangery 5.38 x 3.22m (approx. 17'7 x 10'6)

A most impressive space having been recently refurbished, having Minton style tiled flooring, double doors opening out to the gardens and a fitted electric fireplace. There is a further single door also opening out to the rear and a door opens into:

Bespoke Breakfast Kitchen 4.68 x 4.1m (approx. 15'4 x 13'5)

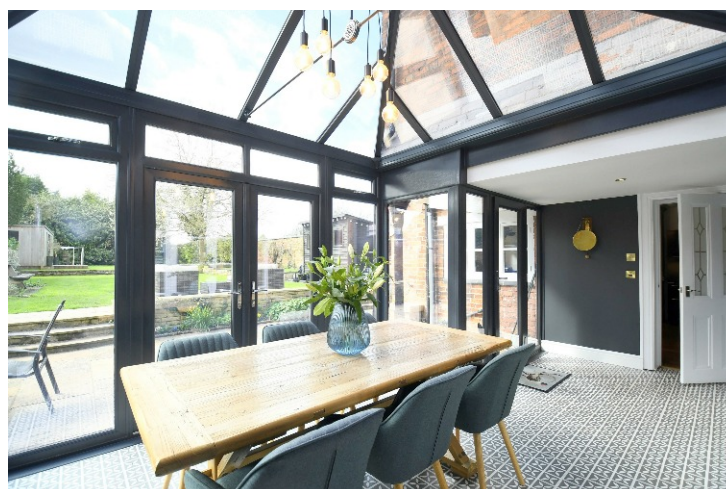
This quality Clive Christian kitchen comprising a range of island, wall and base units as well as a dresser unit, with granite worksurfaces housing an inset Belfast sink and integrated appliances including dishwasher and fridge. There is further space for an American fridge freezer, a recess houses a traditional gas fired Aga, and the kitchen has dual aspect windows to the side and rear. the kitchen has oak flooring, and doors open into the **Cloakroom** and:

Utility Room 2.66 x 2.38m (approx. 8'8 x 7'9)

Having fitted full height, wall and base units housing an inset sink with side drainer, having provisions for a washing machine and tumble dryer. There is a window to the side and a door opens back through to the **Sitting Room**

Cloakroom

Fitted with pedestal wash basin and WC, with half tiling to walls and recessed shelving





A wide staircase rises to the **First Floor Landing**, having doors opening into:

Master Bedroom 4.87 x 4.14m (approx. 15'11 x 13'7)
A spacious principal bedroom having twin windows to the rear with pleasant views over the gardens, and a range of bespoke fitted wardrobes housing integrated drawers, double and single hanging. With private use of:

En Suite 3.03 x 1.77m (approx. 9'11 x 5'9)
Comprising twin wash basins set to an oak vanity unit, WC and double shower, with oak flooring, part-tiled walls, a heated towel rail and a window to the rear

Bedroom Two 4.35 x 4.28m (approx. 14'3 x 14'0)
A spacious double room having sash window to the front, a period fireplace and a door opening to a useful walk in cupboard, also having a window to the front

Bedroom Three 4.35 x 4.23m (approx. 14'3 x 13'10)
Another double bedroom having a sash window to the front and a period fireplace

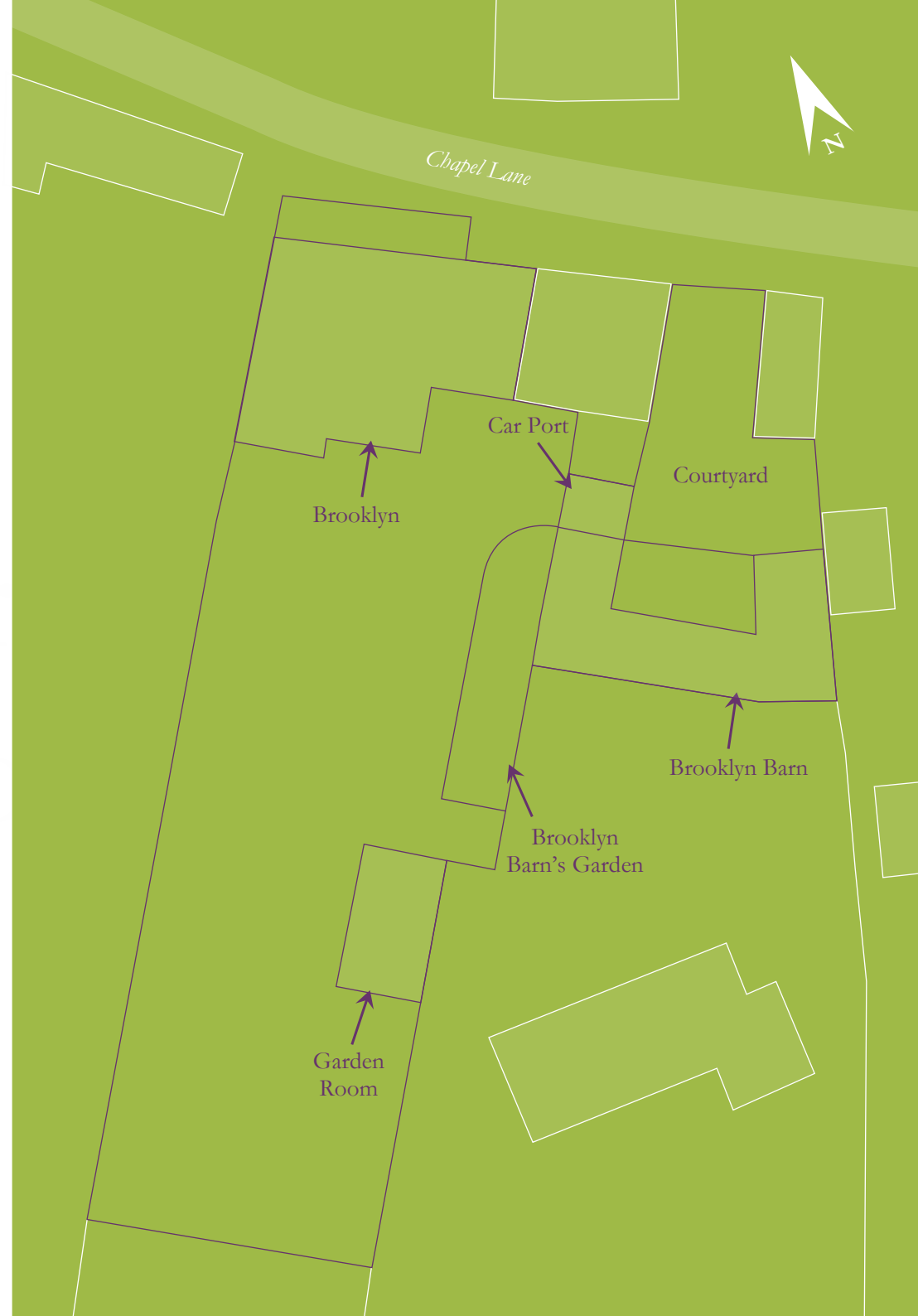
Bedroom Four 4.13 x 2.33m (approx. 13'6 x 7'7)
A fourth double room having a window to the rear with pleasant rural views

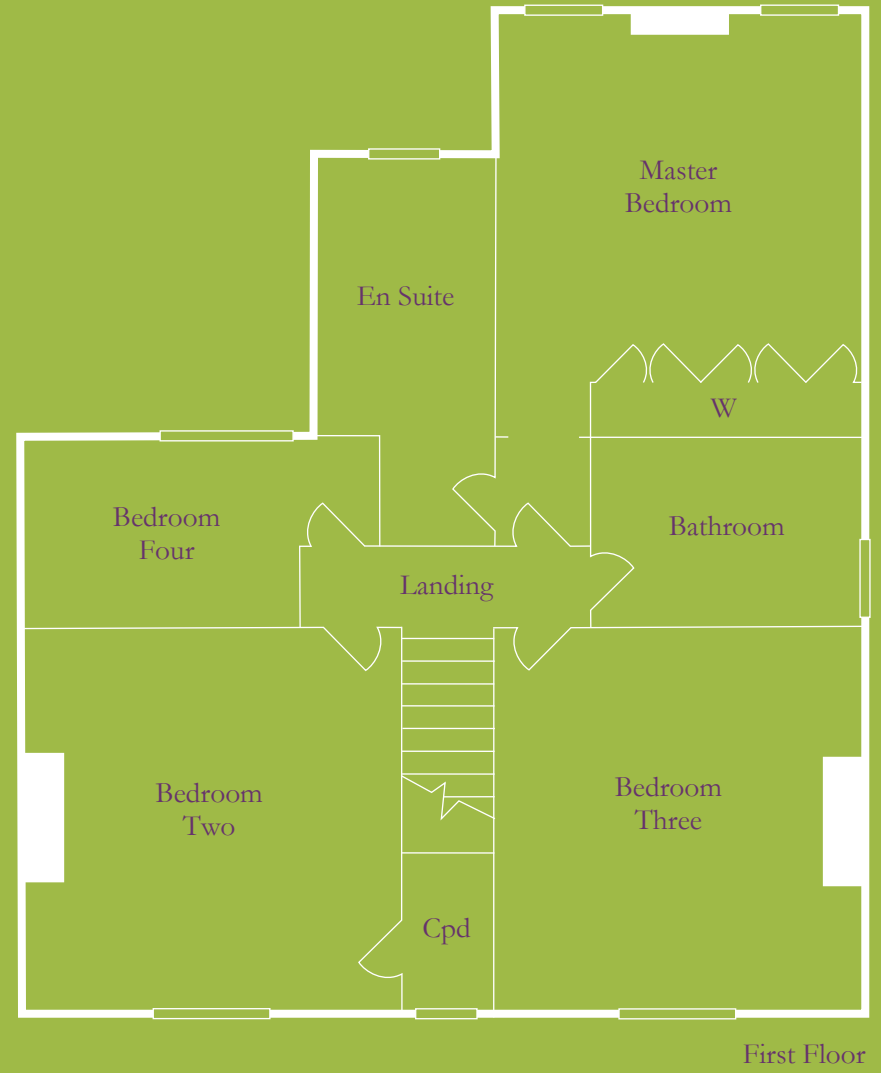
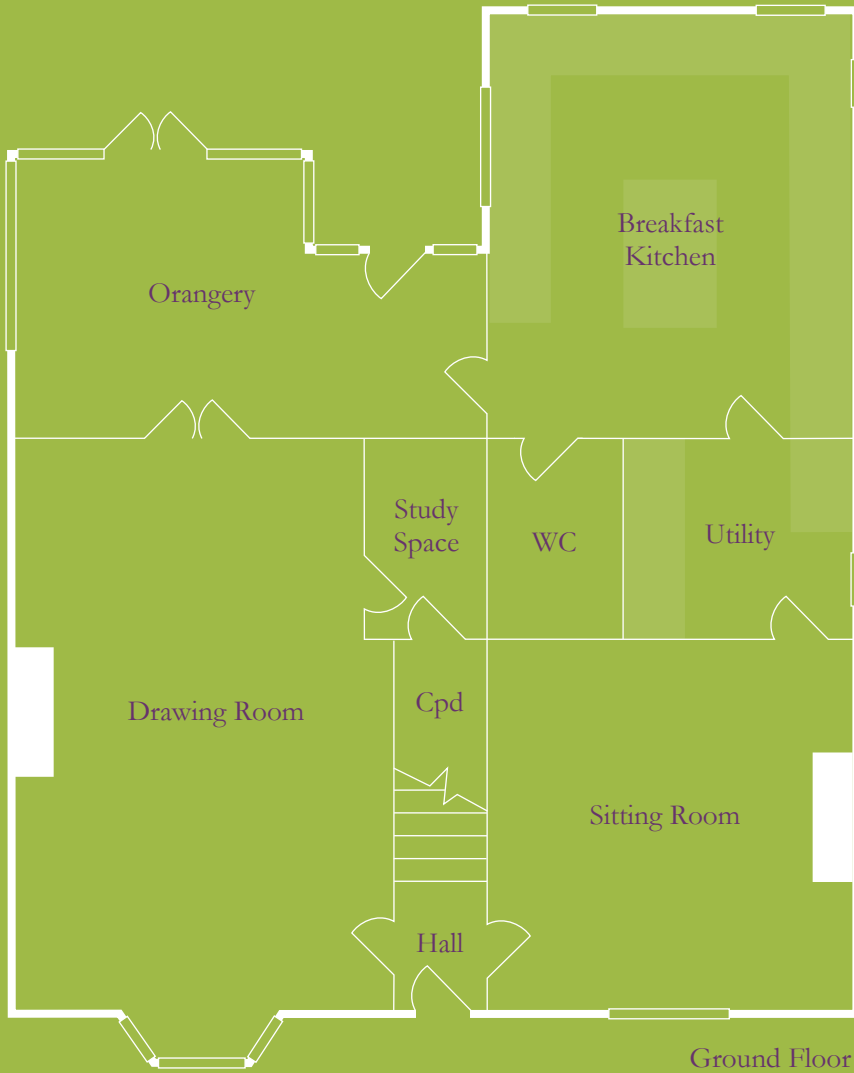
Family Bathroom 3.1 x 2.05m (approx. 10'1 x 6'8)
Comprising wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled splash backs, a window to the side and a heated towel rail











Brooklyn Barn

This superb single storey barn conversion offers an ideal space for use as an annexe or guest suite, or alternatively to provide a healthy rental income. The barn is serviced by mains gas central heating and double glazed windows. A wrought iron and walled courtyard leads from the parking area to the front door, which in turn opens into this superb self contained property:

Dining Kitchen 7.43 x 2.75 (approx. 24'4 x 9'0)

A superb space having impressive vaulted ceilings with exposed beams, having both a comprehensively fitted kitchen and dining area. The **Kitchen** is fitted with a range of wall and base units with complementary work surfaces over, housing an inset sink with side drainer, integrated oven with halogen hob and spaces for a fridge and dishwasher. There are windows to the front and double doors open into:

Lounge 4.72 x 3.53m (approx. 15'5 x 11'6)

A spacious living room having windows to the front and French doors opening out to the private courtyard garden

Utility 3.52 x 1.48m (approx. 11'6 x 4'10)

Having fitted base units housing spaces for a washing machine, tumble dryer and freezer, with tiled flooring, tiled splash backs, and a door opening out to the rear garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Dressing Room/Bedroom Two 3.63 x 2.3m (approx. 11'10 x 7'6)

A versatile room having previously had planning consent to add a skylight and a stud wall to create a second bedroom. Doors open into:

Double Bedroom 4.18 x 3.4m (approx. 13'8 x 11'2)

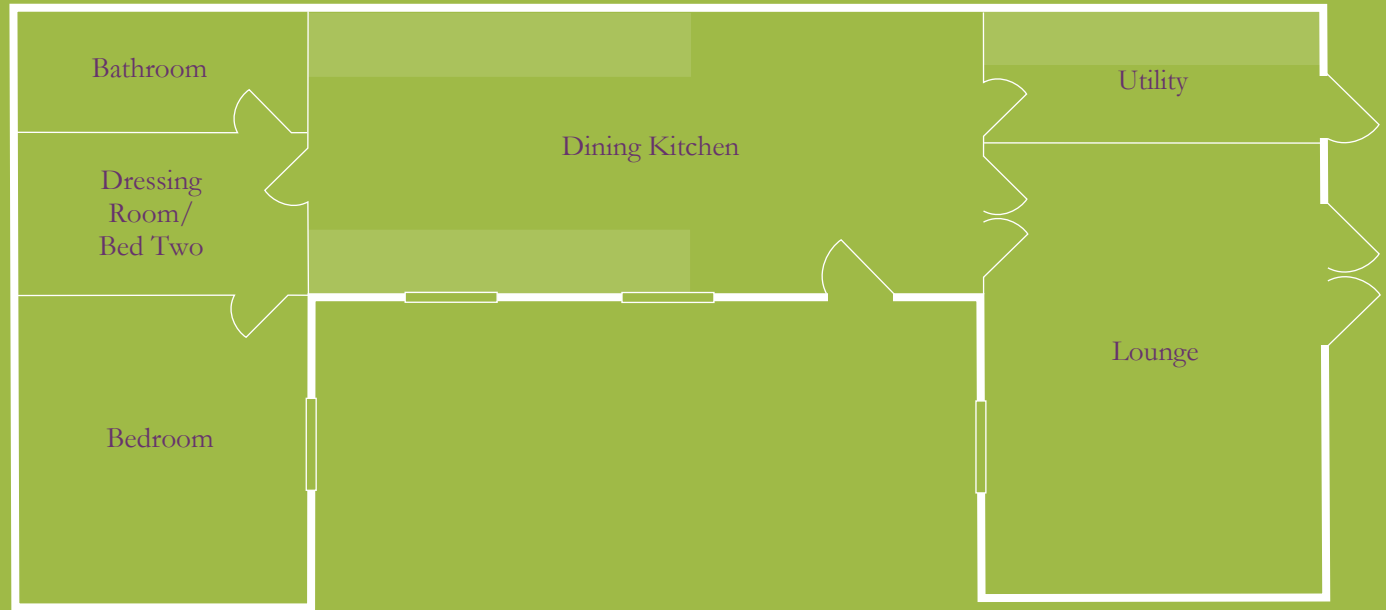
A spacious bedroom having fitted storage and windows to the front aspect

Bathroom 3.9 x 1.8m (approx. 12'10 x 5'10)

Comprising a white suite having wash basin set to vanity unit, WC, bathtub and separate shower, with tiled flooring and tiled splash backs

Courtyard Garden

From the **Lounge** and **Utility**, doors open out to the walled courtyard garden, offering a secluded and peaceful private outside space for the Barn. A door opens to a gardeners WC currently used as storage, there is a garden shed and gated access opens into the gardens of the main house





Outside

Presenting an elegant façade, this Georgian residence has an original wrought iron gate leading between a courtyard garden frontage to the main entrance door. Accessed from Chapel Lane there is a block paved driveway having parking for a number of vehicles as well as access via an electric shutter door into the **Car Port**, which also gives access to the rear of the property. The parking area also leads to the annexe Brooklyn Barn

South-West Facing Gardens

Extending to a generous size and enjoying complete privacy, the rear gardens have been beautifully landscaped to create pleasant seating areas and mature lawns bordered by both walled and foliage boundaries. Three sheds are included in the sale, the property has exterior power, water and lighting and the lawns give access into a fabulous insulated **Garden Room**, offering an ideal work-from-home suite or exterior entertaining space. The garden room has a decked terrace overlooking the gardens, power and lighting

Please Note: the butchers has a right of access to a parking space within the driveway



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.