



York House, 34a High Street, Tutbury, DE13 9LS

Residing within a secluded private setting in the heart of the historic village of Tutbury is York House, an executive detached home offering spacious family interiors, four double bedrooms and outside space including a double garage, parking and delightful walled gardens. Being immaculately presented throughout, this elegant, traditionally styled village residence has received upgrades to include a new roof to the Orangery, a refitted utility & cloakroom and fitted wardrobes to the principal bedroom suite, alongside beautiful redecoration throughout the interiors. An impressive central reception hall leads into a spacious lounge, Orangery, open

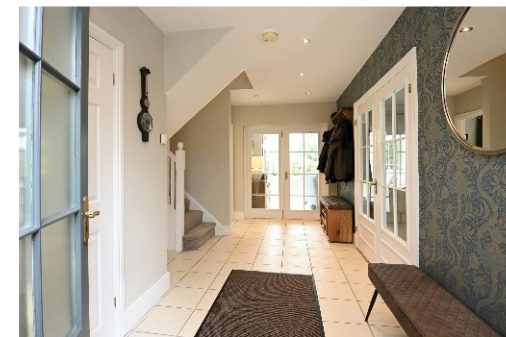
plan living and dining kitchen and cloakroom/utility, with four superb double bedrooms set to the first floor serviced by a family bathroom. The master and second bedroom suites are luxuriously appointed with walk in wardrobes, private bathrooms and Juliette balconies enjoying an open aspect to the front. Outside, there is parking to the front aspect as well as access via an electric door into the double garage, and the walled rear garden offers a peaceful and secluded space for outdoor entertaining. York House is serviced by mains gas central heating, with under floor heating to the ground floor and double glazed windows.

York House is set on a secluded private lane servicing a handful of similar executive homes, being just steps from the handsome village centre. Tutbury is serviced by a superb array of facilities including boutique shops, pubs, restaurants and cafés, a post office, doctor's surgery, pharmacy, hairdressers, and a village hall, centre red around the character High Street. The village hosts a traditional farmers' market four times a year and historic interests can be fuelled at the village museum and Tutbury Castle, a location famed for the imprisonment of Mary Queen of Scots in 1568. The property lies within catchment for the Richard Wakefield Primary School in Tutbury

feeds into DeFerrers Academy in Stretton, and the John Taylor Free School is also within a short drive. Further amenities can be found in Rolleston on Dove where there are pubs and a Co-Op, and the market town of Burton on Trent provides excellent shopping and leisure facilities including supermarkets and a shopping centre. The property is placed well for links to the A50, A38 and A515, and convenient rail links are easily accessible from either Tutbury & Hatton or Burton on Trent's railway station.



- Executive Detached Village Residence
- Immaculately Presented Interiors
- Secluded Private Lane Setting
- Two Spacious Reception Rooms
- Open Plan Living & Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Four Superb Double Bedrooms
- Two Bedroom Suites with Walk in Wardrobes, En Suite & Juliette Balcony
- Family Bathroom
- Double Garage & Parking
- Secluded Walled Rear Garden
- Mains Gas Central Heating & Under Floor Heating to Ground Floor
- Double Glazed Windows
- Charming & Historic Village Location
- Well Placed for Amenities & Commuter Routes



Reception Hall 3.56 x 2.12m (approx. 11'8 x 6'11)

A spacious welcome to this executive home, having tiled flooring, stairs rising to the first floor and double doors opening into:

Lounge 6.94 x 3.76m (approx. 22'9 x 12'4) – max

A stunning and beautifully presented reception room having bay window to the front, a door into the **Orangery** and a gas fireplace set to granite hearth

Orangery 5.91 x 4.52m (approx. 19'4 x 14'9)

A fabulous garden room having received a new solid roof to allow for year round use, having tiled flooring, windows to the side and a door opening out to the rear garden

Dining & Living Kitchen 7.24 x 5.71m (approx. 23'9 x 18'8) – max

This superb open plan space offers plenty of room for living and dining areas as well as having a comprehensively fitted kitchen. Re-tiled flooring extends through the **Kitchen** which comprises a range of wall and base units with granite work surfaces over, housing an inset sink with side drainer and refitted integrated appliances including dishwasher, fridge, freezer, double oven and gas hob with extractor above. There is a window to the front, a door opens to the side and French doors open out to the rear gardens

Cloakroom/Utility

A remodelled space having wash basin and WC set to vanity units, full height storage and spaces for both a washing machine and tumble dryer, with tiled flooring





Stairs rise from the **Reception Hall** to the part galleried **Landing**, where there is a window to the front, access via a drop down ladder to the loft and doors opening into:

Master Bedroom 5.71 x 5.16m (approx. 18'8 x 16'11)
An impressive principal suite having windows to the front, a door to the front opening out to a Juliet balcony and a range of fitted wardrobes and storage. With private use of a **Walk in Wardrobe** 2.14 x 2.08m (approx. 7'0 x 6'9) with fitted airing cupboard and a window to the rear

En Suite Bathroom 2.11 x 2.09m (approx. 6'11 x 6'10)
Fitted with a white suite having pedestal wash basin, WC and bathtub with shower over, with LVT flooring, half tiling to walls and an obscured window to the side

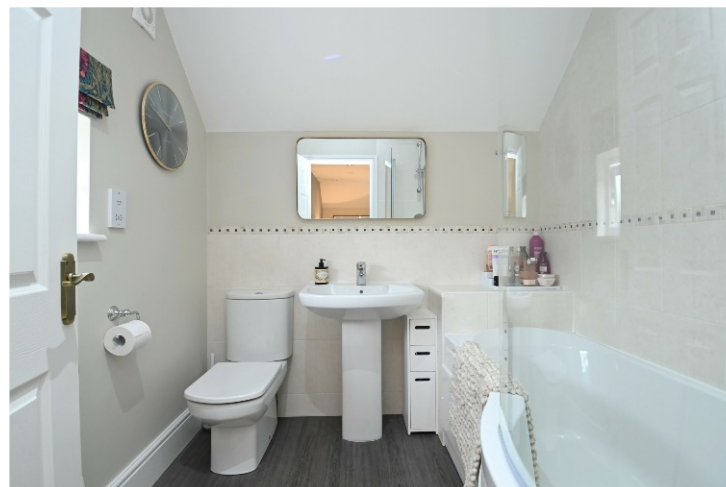
Bedroom Two 5.38 x 3.68m (approx. 17'7 x 12'0)
Another beautifully appointed bedroom suite having windows to two sides, a door to the front opening to a Juliet balcony and doors into a **Walk in Wardrobe** 2.74 x 1.82m (approx. 8'11 x 5'11) having a window to the rear. A further door leads into:

En Suite Bathroom 2.64 x 1.82m (approx. 8'7 x 5'11)
A modern suite comprises pedestal wash basin, WC and bathtub with shower over, with tiled splash backs, LVT flooring and an obscured window to the rear

Bedroom Three 4.2 x 3.76m (approx. 13'9 x 12'4)
Having bay window to the front and a range of fitted bookshelves

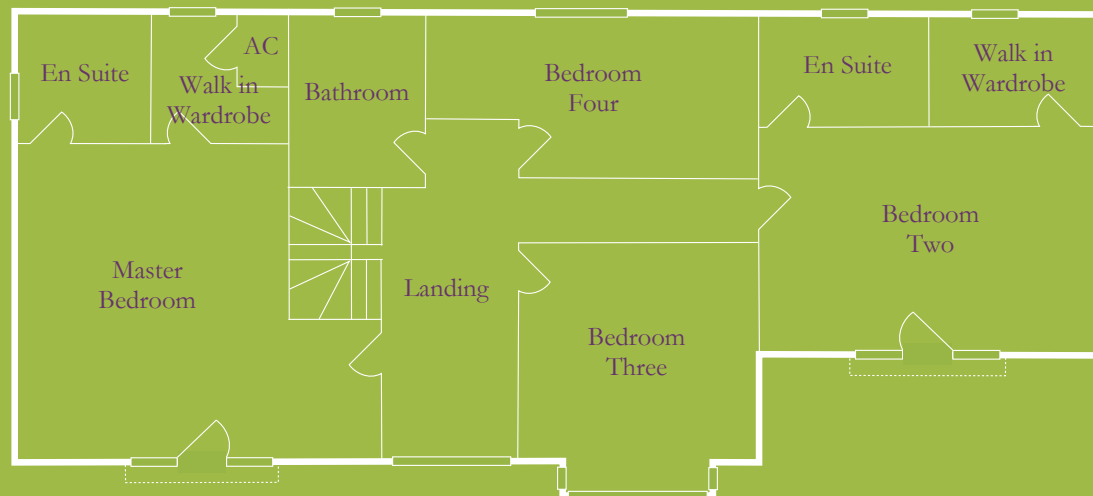
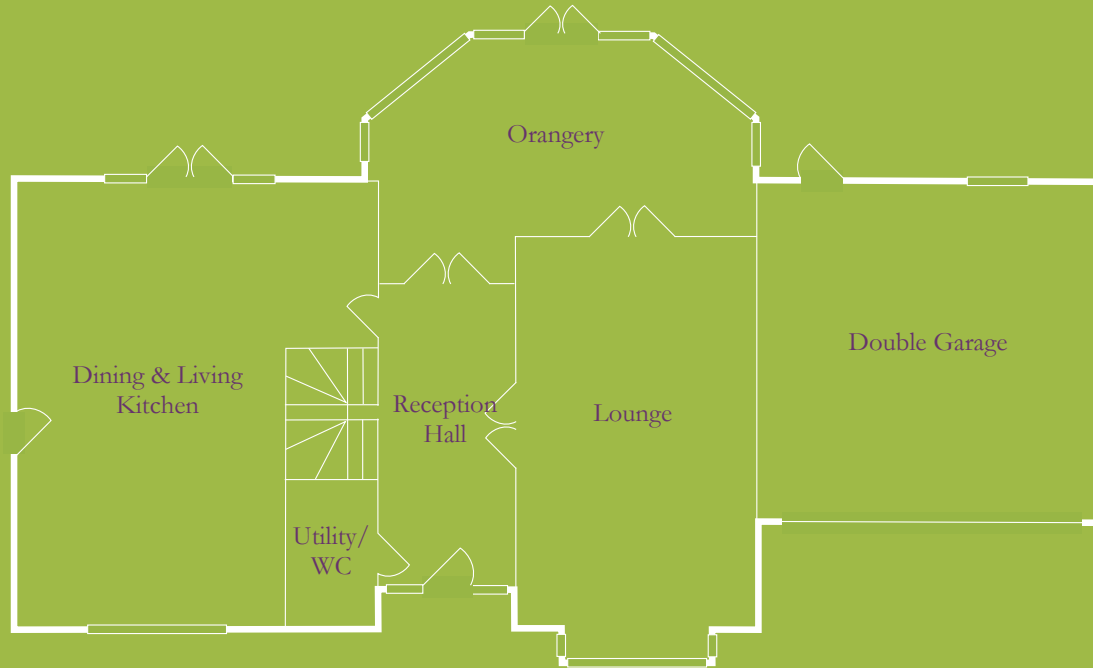
Bedroom Four 5.22 x 2.64m (approx. 17'1 x 8'7)
A fourth double room having a window to the rear with pleasant views over the village rooftops

Family Bathroom 2.76 x 2.12m (approx. 9'0 x 6'11)
Comprising a four piece suite having pedestal wash basin, WC, bathtub separate shower, with LVT flooring, tiled splash backs and an obscured window to the rear









Outside

York House is set off the Main Street on a select private lane servicing a handful of homes. There is parking to a block paved driveway to the front as well as an EV charging point, and gated access opens into the gardens

Double Garage 5.4 x 5.38m (approx. 17'8 x 17'7)
 With electric roller entrance door, power, lighting and a door into the gardens

Walled Rear Garden

The rear gardens extend across the width and side of the property, being laid to lawns, stocked borders and a repointed paved terrace. There is exterior lighting, a water point and two power points, and the garden enjoys an excellent degree of privacy



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.