



Lethbury House, 51 Stubby Lane, Draycott in the Clay, DE6 5BU

Set within an established 0.45 acre garden plot is Lethbury House, a beautifully presented detached cottage offering four reception rooms, four double bedrooms and the benefit of no upward chain. Being bordered by delightful farmland and countryside views, Lethbury House resides on the Staffordshire/ Derbyshire border within the desirable village of Draycott in the Clay, with local amenities and a primary school within walking distance. This charming detached home offers well maintained and generously proportioned extended interiors ideal to suit a growing family, alongside a versatile outbuilding presenting potential for conversion into a

home office, gym or exterior entertaining space.

Double gates open into a private driveway where there is ample parking and a detached double garage, with secluded and mature gardens extending to the front and side of the cottage as well as a further courtyard garden to the rear. The impressive galleried reception hall opens into four spacious reception rooms, a breakfast kitchen, utility and cloakroom, with four excellent double bedrooms to the first floor serviced by a family bathroom and modern shower room. Idyllic countryside and farmland views can be appreciated from all

windows as well as from the gardens, and the cottage is serviced by oil central heating (2022 boiler), majority double glazed windows and mains services.

Lethbury House is set partway between the desirable villages of Marchington and Draycott in the Clay, enjoying a traditional rural village setting where amenities including a post office and village shop, country pubs and an Ofsted rated 'Outstanding' Primary School can all be reached in a healthy walk. More comprehensive facilities lie in the market town of Uttoxeter where there is a leisure centre, a wide array of shops and

supermarkets, pubs and restaurants, a train station and the Uttoxeter Racecourse, and the property lies in a prime location for access to Ashbourne and the Peak District National Park. The property lies within catchment for the Oldfields Middle and Thomas Alleynes High School in Uttoxeter, and the location is ideal for access to the A50 and A38 providing swift links to Birmingham, Derby, Stoke and to the JCB HQ and Academy in Rocester. A public bus route runs through the village and the International Airports of Birmingham and East Midlands are both within an easy drive.



- Charming Detached Cottage
- Offered with No Upward Chain
- Generous & Characterful Interiors
- Rural Setting with Countryside Views
- 0.45 Acre Wrap Around Garden
- Four Spacious Reception Rooms
- Breakfast Kitchen, Utility & Cloakroom
- Reception Hall & Galleried Landing
- Four Double Bedrooms
- Bathroom & Shower Room
- Gated Entrance to Ample Parking
- Detached Double Garage
- Outbuilding – ideal Office/Gym
- Desirable Village Location
- Oil Central Heating (2022 Boiler)
- Well Placed for Amenities, Schools & A50/A38



Reception Hall 3.5 x 2.6m (approx. 11'6 x 8'6)

A solid oak entrance door opens into this impressive hallway, having oak flooring, double height ceilings and a galleried staircase rises to the first floor wrap around landing above. Doors open into:

Lounge 7.5 x 6.3m (approx. 24'7 x 20'7) – max

A beautifully presented and spacious L shaped room, having dual aspect windows, French doors opening out to the side and a second set of French doors opening into the **Conservatory**. A brickwork chimney houses an open fire set to tiled hearth

Conservatory 7.3 x 4.0m (approx. 23'11 x 13'1) – max

A fabulous living space having windows overlooking the courtyard garden and farmland beyond, tiled flooring, two sets of French doors and a biofuel wood pellet stove to one side. The windows and doors are single glazed

Dining Room 3.65 x 3.5m (approx. 11'11 x 11'5)

Another immaculate reception room having a window to the front, solid oak flooring and a serving hatch through to the kitchen. Leading into:

Study 3.47 x 3.72m (approx. 12'2 x 11'4)

An ideal playroom or home office, having a window to the front and oak flooring. There is fitted shelving to either side of the brickwork chimney which houses an open fireplace

Breakfast Kitchen 7.5 x 2.4m (approx. 24'6 x 7'10)

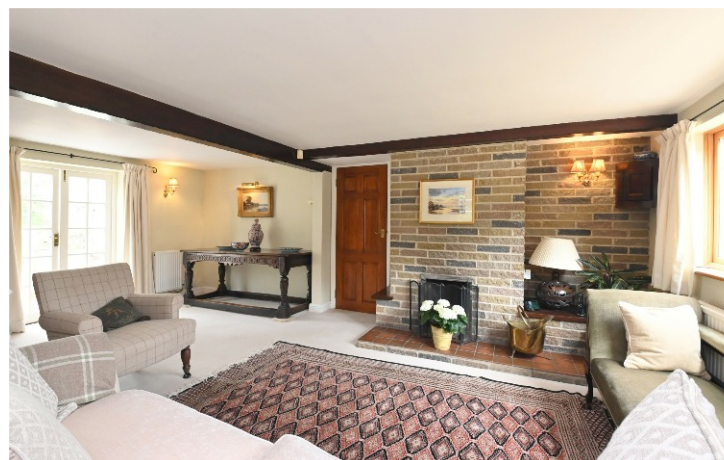
Set to the rear of the property, the kitchen comprises a range of shaker style wall and base units with solid wood worksurfaces over, housing an inset ceramic sink with side drainer, space for a dishwasher and a range cooker set to character surround. There is space for a dining table and chairs to one end, and the kitchen has tiled flooring, windows to the rear and French doors opening out to the rear courtyard garden

Utility 3.7 x 1.45m (approx. 12'1 x 4'8)

Fitted with wall and base units with spaces for washing machine and an American fridge freezer, with tiled flooring and a door opening out to the rear

Cloakroom

With wash basin set to vanity unit, WC and tiled flooring





Stairs rise to the first floor wrap around **Galleried Landing**, an impressive space having a window to the front and an archway leading into the rear **Landing** area where a window to the rear enjoying farmland and countryside views. There is access to the boarded loft space via a drop down ladder, and doors open into:

Master Bedroom 5.15 x 3.67m (approx. 16'10 x 12'0)

A spacious principal bedroom having dual aspect windows to the front and rear overlooking rural views, and fitted bedroom furniture including wardrobes, high level storage and drawers

Bedroom Two 3.66 x 3.52m (approx. 12'0 x 11'6)
With a window to the front

Bathroom 3.7 x 1.57m (approx. 12'1 x 5'1)
Comprising pedestal wash basin, WC and corner bathtub, with tiled flooring, tiled walls and an obscured window to the rear

Bedroom Three 3.7 x 3.7m (approx. 12'1 x 12'1)
Having a window to the front

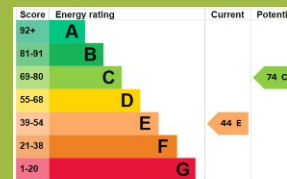
Bedroom Four 3.6 x 3.5m (approx. 11'10 x 11'6)
A fourth double room having a window to the front

Shower Room 3.55 x 1.52m (approx. 11'7 x 4'11)
A modern suite comprises wash basin set to vanity unit, WC and walk in shower, with tiled flooring, tiled splash backs, a heated towel rail and an obscured window to the rear









Outside

Lethbury House is set side on to Stubby Lane, beyond a secure gated frontage. Mature foliage provides screening from the road, and there is parking for a number of vehicles to the private gravel driveway

Double Garage 6.13 x 5.49m (approx. 20'1 x 18'0)

With power, lighting and a manual up and over entrance door

Wrap Around Gardens

Totalling around **0.45 Acre**, the established gardens extend to the front, rear and side of the property, being bordered by farmland and rural countryside. To the front, steps rise from the driveway to lawns edged with neatly stocked borders, with the gravel driveway extending to the side of the property where there is access to a versatile **Outbuilding**. A pergola to one side provides a pleasant covered seating area, leading on to an additional area of lawn where there is a kitchen garden with raised beds, and fruit trees including damson and apple. A further secluded paved terrace set to the rear of the cottage where there is gated access onto Stubby Lane as well as access into the kitchen

Outbuilding 3.4 x 3.3m (approx. 11'1 x 10'9)

A versatile space ideal for conversion into a home office, gym or garden room, having a window to the rear and double doors to the front

NB: For Sat Nav's please use postcode **DE6 5BX** or What3Words: **vaulting.divisible.glory**

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Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

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.

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