



**ABODE**  
SALES & LETTINGS



\*\*\*\* THREE DOUBLE BEDROOM PERIOD PROPERTY IN THE HISTORIC ASTON HALL  
\*\*\*\* This is a charming split level home offering plenty of original features blended with modern living. Set in the stunning grounds of Aston Hall this period property has been converted into a range of high specification homes that can enjoy a peaceful lifestyle in the heart of the highly regarded village of Aston on Trent. In brief this property offers a sitting room with carved wood original fireplace, re-fitted open plan living and dining kitchen with a good size utility room. Three double bedrooms, master with wardrobes and an en suite shower room, further bathroom and a shower room. Two allocated parking spaces and plenty of visitor parking, communal gardens and grounds to enjoy. This property also has a useful cellar space. A VIEWING APPOINTMENT IS HIGHLY RECOMMENDED.



## RECEPTION HALL

Secure access door into the impressive reception hall.

## SITTING ROOM

Impressive and original carved wooded fireplace with a marble inset and hearth, stone surround and a cast iron back. Further original features included a plaster ceiling and wooden floor. Three radiators, three sash windows overlooking the front, and an original door into the hallway.

## HALLWAY

Two original stair cases to the upper and lower floors mahogany balustrades and hand rail. Original window that overlooks the front terrace seating area, radiator, original window door into the inner courtyard seating area.

## BEDROOM 2

French doors opening on the terraced seating area to the front. Carved marble fireplace with marble inset and hearth and cast iron back, radiator, With radiator, bay window with window seat overlooking front elevation, original plaster ceiling with plaster wall frieze above the picture rail.

## BATHROOM

Free standing bath with mixer tap and shower attachment, walk in shower, wash hand basin, low flush wc, ladder tiled radiator and a tiled floor.



## OPEN PLAN LIVING & DINING KITCHEN

Re-fitted kitchen offering solid wood wall mounted, base and drawer units with wood and granite work surfaces with a matching island. Belfast sink, range style cooker with gas hob and electric oven, integrated dishwasher. Wood flooring, radiator, picture windows onto the rear courtyard and a door to the utility room.







### UTILITY ROOM

Sink unit with a cupboard under, work surface, plumbing and space for a washing machine and space for a tumble dryer. Space for a fridge freezer, two storage cupboards, radiator and a door to the rear.

### LANDING

Doors to -

### BEDROOM 1

Built in wardrobes, radiator, two windows and door into the en suite.

### EN SUITE

Enclosed shower, wash hand basin, low flush wc, ladder style radiator, window and fitted cupboards.

### BEDROOM 3

Original cast iron fireplace, radiator and a window.

### SHOWER ROOM

New fitted suit comprising a shower, wash hand basin, low flush wc and a radiator.

### CELLAR

Accessed via a further staircase off the reception hall is a cellar room.

### OUTSIDE

The Mansion is set within mature parkland offering woodland and gardens. Courtyards and seating areas, two allocated parking spaces and ample visitor parking.

### NOTE

Lease & Share Of Freehold - The property itself sits on 125 years lease from 1997. The property also, when sold, benefits from a share of the freehold which is something your solicitors will advise you on prior to completion. Vacant possession will also be provided upon completion.

Please note the service charge is currently set at £425 per calendar or £5,100 per year.





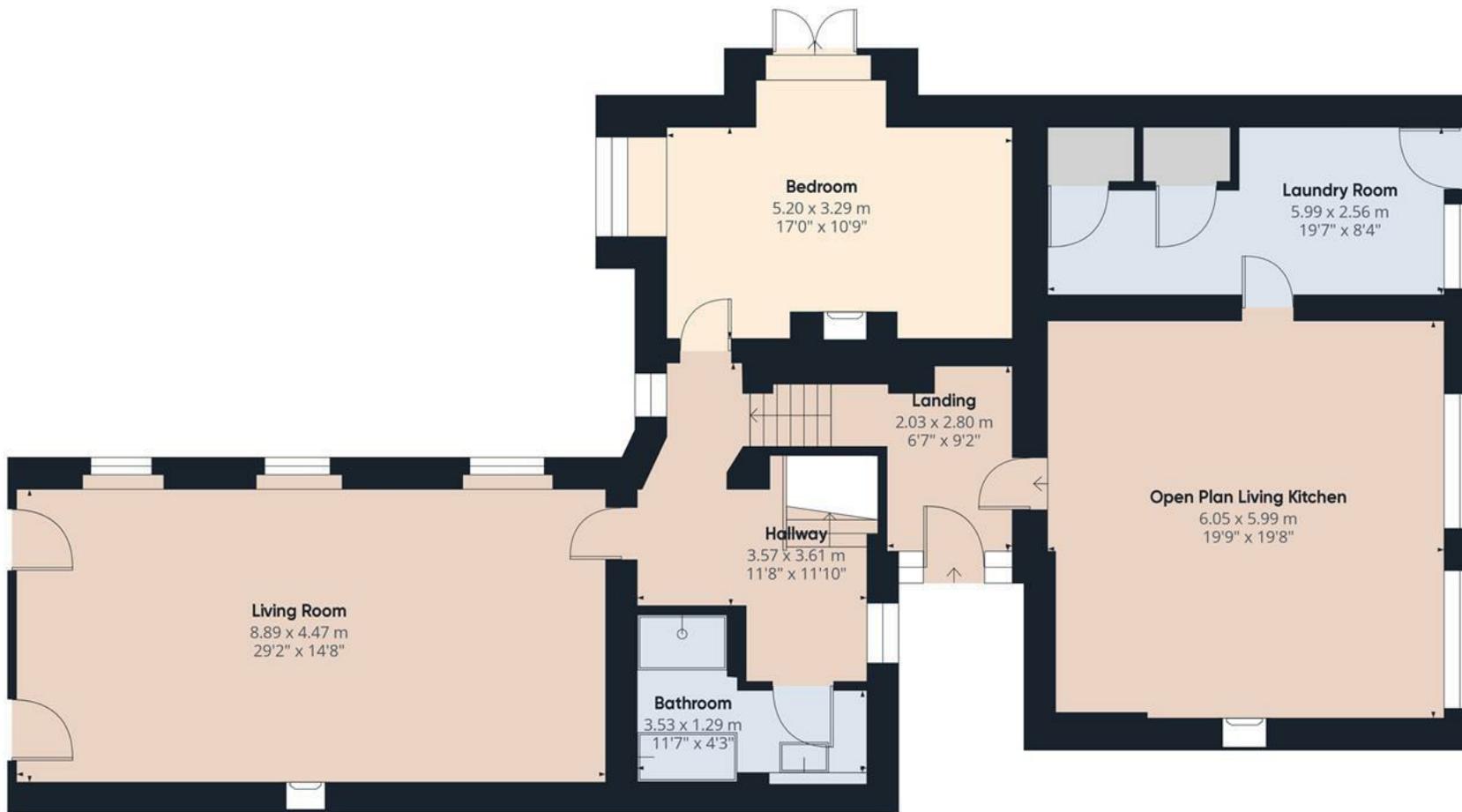








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Approximate total area<sup>(1)</sup>

138.25 m<sup>2</sup>

1488.13 ft<sup>2</sup>

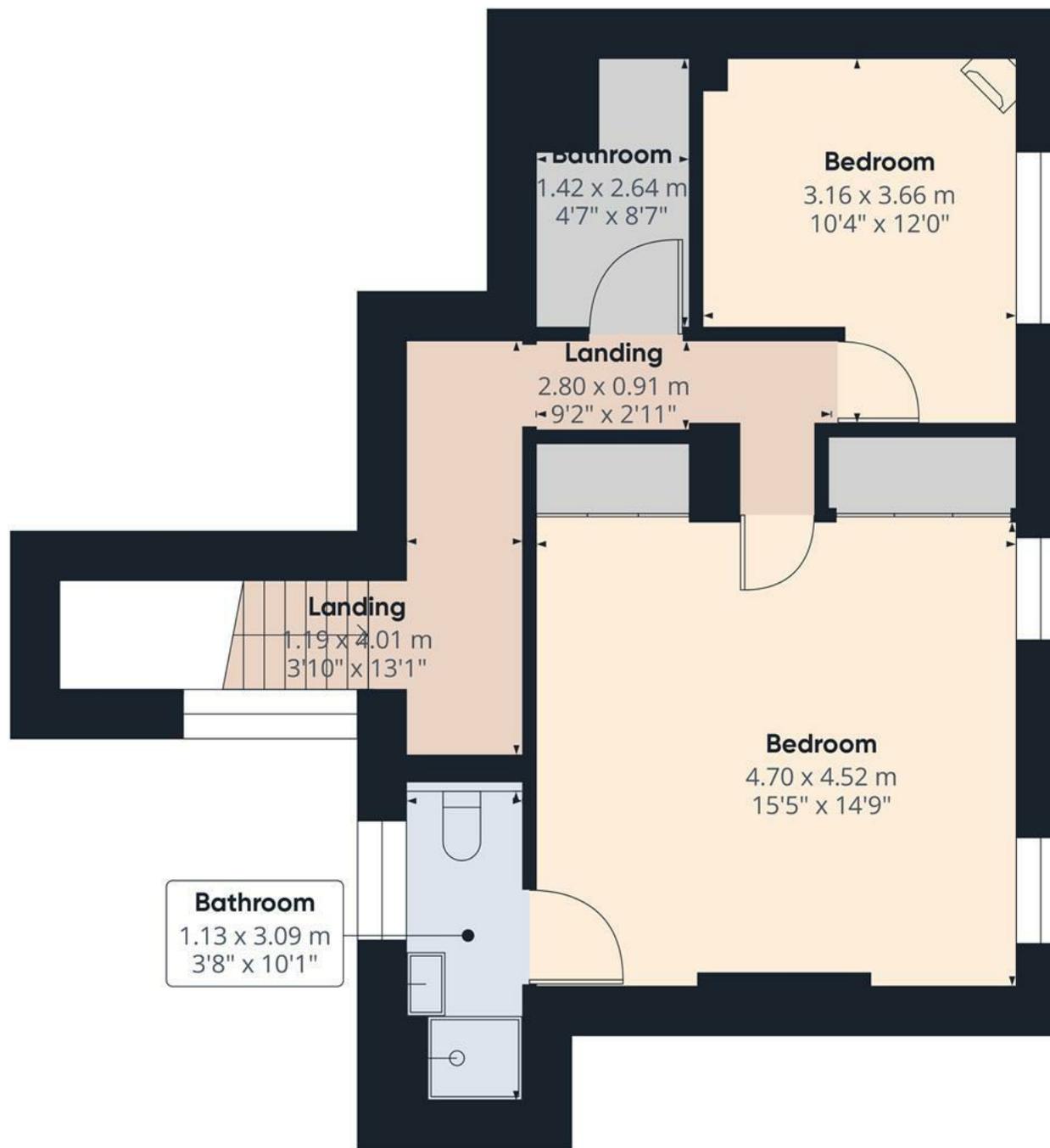
(1) Excluding balconies and terraces

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.

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Floor 0



Floor 1

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

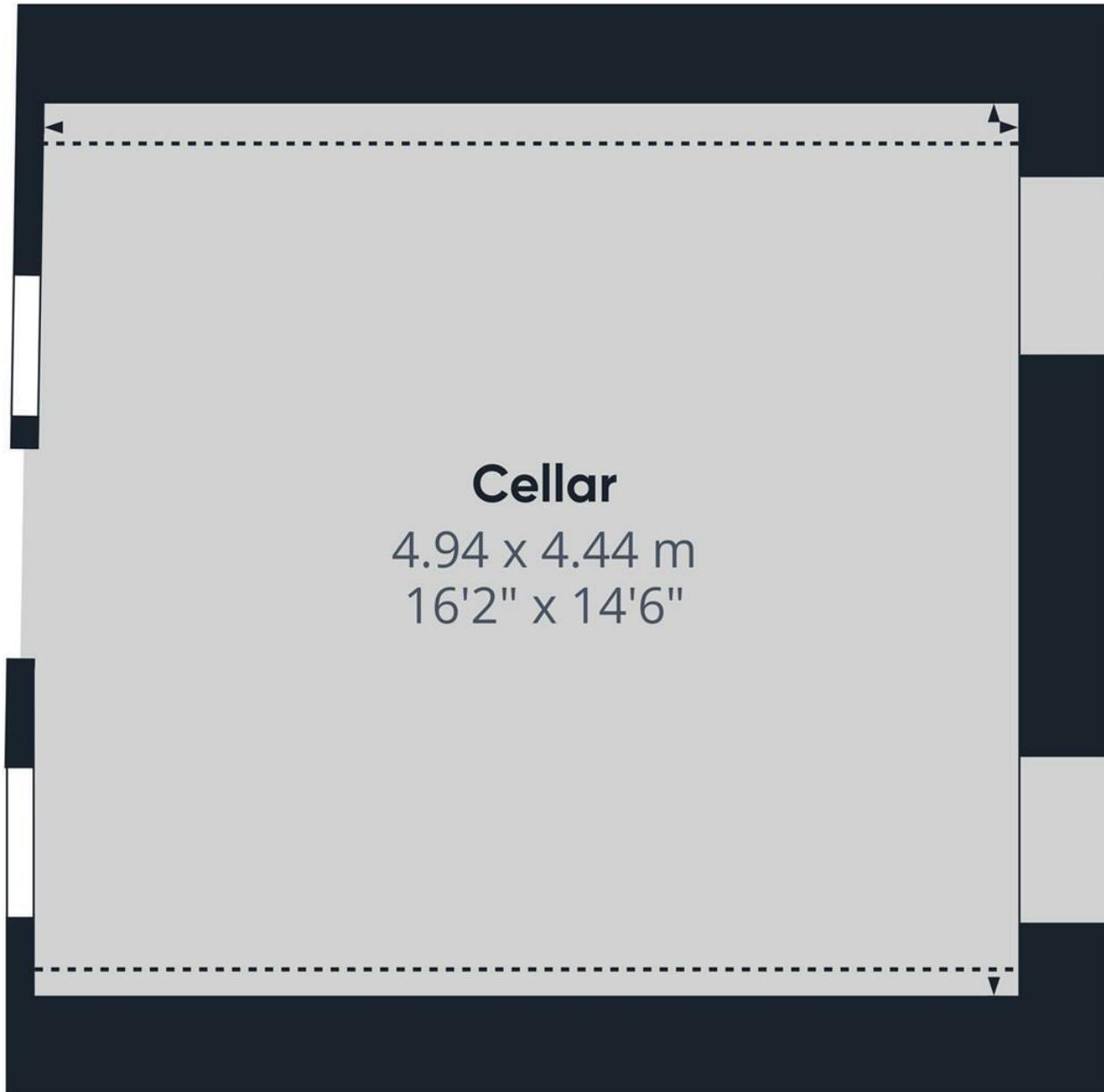
49.24 m<sup>2</sup>  
530 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor -1

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

21.97 m<sup>2</sup>

236.48 ft<sup>2</sup>

**Reduced headroom**

1.56 m<sup>2</sup>

181.26 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

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